



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
Copperopolis, CA 95228
Website: www.ccltoa.org

Phone: (209) 785-2688
Fax: (209) 785-2698
Email: ccltoa@caltel.com

Study Session Minutes September 15, 2009

Meeting was called to order by President Doug Jones @ 6:02 pm.

Directors Present: President Doug Jones, Vice President Jack Forkner, Treasurer Doug Rockey, Secretary Bill Cassidy, and Director Kevin Gause

Members Present: 3

Also Present: Office Staff Present, Heather Van Natta & Nancy Nelson

I. Review Agenda Items for Meeting 9/17/2009

- a) Proposed Capital Improvement Projects-Tabled
- b) Playground Shade Covering Bids-We received 3 bids, one each from SJN Construction, KDC Construction, and Ralph Teeples Builder. There was discussion on the option of building a wooden shade cover. Comparison of bids, descriptions of project. Desire uniformity of design to other buildings in the park.
- c) ACB Fire Prevention Rule- the ACB's decision was to follow CDF's guidelines regarding lots with structures, in order to have some "backbone" when enforcing. CDF laws do not enforce lots without structures. The rule was written to encourage those owning vacant lots to clear 30 ft around the property line. There was discussion of putting a rule in place to require vacant lots to clear-not just encourage.
- d) Lot 878 Variance-construction has begun already. The board will schedule a hearing for the lot owners' to attend.
- e) Lot 548 Variance-30x30 steel building. They have not started construction. Color will match-shape of roof will look like the house; it is not visible from the street.
- f) Member lot 811 told the board her and a friend would like to use Black Creek Center twice a month for 2 hours on Tuesday mornings. They will be forming a "mom's group" for mothers of preschool age children. They would be doing crafts and interactive projects. they would anticipate no more than 20 people (children & mom's combined) the children will range in age from infant to 5 years of age.
- g) Move \$82,064 to operating funds-we will wait on direction from the accountant before proceeding with any transfers.
- h) Repair & Returns for A/C System-Reserve Item 32000-101 (\$1126)



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- i) New Stove & Hood in Kitchen (Kitchen Remodel)-reserve project item 0800-230 (\$11735) Secretary Bill Cassidy will research remodeling the kitchen and bring some numbers back to the board.
- j) Make Black Creek Park Bathrooms Handicap Accessible-Treasurer Doug Rockey will do some research and bring information back to the board.
- k) Workman's Comp Coverage on Volunteers-Insurance Agent Dave Giddings was present, he explained that most non-profit organizations do not cover their volunteers, and there would be a significant increase in the premium cost. The board never decided yes or no on covering volunteers. Workman's comp provides medical benefits to an employee if injured on the job. Covering volunteers is not a benefit requirement by the State of CA. Members should be required to sign a form holding the association harmless for any injury or accident that may occur while working to benefit the association. Dave Giddings does not recommend covering volunteers. A copy of the 9/17/09 minutes noting a decision by the board whether to cover or not to cover volunteers should be submitted to Dave Giddings.
- l) Member's Suggestions & how to respond-Doug Jones is responding by letter to all suggestions receive by the office.
- m) Response to & Collection of Delinquent Accounts-Nancy conducted a study of different collection companies and their techniques-she has recommended using Optio-Solutions to assist in collecting delinquent assessments.
- n) Water Supply to Garden Area-Rockey said we agreed to run a water supply up to the garden area, Jones and Cassidy agreed that this was not promised-the agreement was to supply the water. There was further discussion on where the existing water lines are, and how to get water to the garden area. What will it take?
- o) Email Response by Board Members-Jack Forkner said he would like to have a better exchange between one another via email. He asked that each Director respond to emails where a question or response was requested.

II. 2010 Budget-Tabled Until Next Budget Meeting 10/1/09

Meeting Adjourned @ 9:20 pm