

2007 RRPOA ANNUAL MEETING
Draft Minutes
11 am, September 1, 2007
Rocky Ridge Beach Clubhouse

1. Called to Order—11 am

2. Quorum count- Attendance was taken by introduction of each person attending. The Inspector of Elections reported that 78 ballots were received with signatures for the election, thereby qualifying the election. The Board Secretary reported that more than 51 owners were represented at the meeting either by proxy or in person, thereby constituting a quorum. A detailed count will be provided to the Board.

3. Minutes of 2006 Annual Meeting- The membership approved the minutes as written.

4. President's Report-We are in great physical and fiscal condition thanks to the efforts of both Yates as project Manager and John Bertone as Treasurer. Although there have been lots of bear incidents elsewhere in Lake Tahoe, we have not had any break ins because, in our opinion:

- Our people are latching the dumpsters with the carabineers
- Security service is checking the dumpsters each night
- The defensible space project by the state has reduced the bear habitat

The President introduced the Board.

5. Treasurer's Report- We are under budget year to date, but obviously winter expenses are unknown due to potential snow removal. The membership approved the carryover of any year end excess operating budget funds into next year.

6. Project Manager's Report/Old Business

- **New recreation area near lower pool-** Done, and on budget
- **New beach BBQ-** Done, and on budget
- **Dock remodel-** A few punch list items remain, project is on budget
- **Defensible space-**The State is still thinning trees on west side of the project, however crews are occasionally withdrawn to fight fires. The slash piles are to be burned after first snowfall.
- **Rental Building-** The structural work under the building to replace rotted timbers is done, we will do electrical and roof next year.
- **TRPA Best Management Practices (BMP)-** Done, but awaiting final inspection.
- **Burton Creek State Park –** No action anticipated by the State due to the significant investment required, but the State can at any time revise the priority level and proceed to a specific plan.

- **Stacy Conner house-** We expect occupancy within September at which time the owner becomes a new member of RRPOA.
- **Fall maintenance-** Deck oiling and annual brush removal will soon start, painting is ongoing.

7. New Business

- **Peaked roof entries-** Unit 66 showed a temporary mock up over the Labor Day weekend of a proposed new peaked entry to replace all 24 units with flat roof canopies over their entry. The Board will consider proposed designs, costs, funding, approvals necessary, etc., at next Board meeting. All Owners are asked to email Yates at rrpoa@sbcglobal.net with any comments. (Next Newsletter will include this.)
- **Satellite dishes--** The Board reaffirmed the policy in our rules which is that owners need to tell the dish installer to consult the Project Manager on proposed location before installing. The Board would prefer that if multiple owners in any building obtain service from same dish provider, that they try to share one dish. Although technically feasible, the Board recognizes the burden of trying to coordinate it with the dish provider.
- **Wifi for RRPOA** –The Project Manager looked into a WiFi system (project wide access to internet and email) and it appears there is very little interest on the part of cable service providers to install it (preferring to have individual subscriptions).

8. Items from the floor-

- **Nametags-** Board agreed to provide name tags for next Annual Meeting.
- **Install locking gate at the beach to reduce trespassing—**To deter all trespassers at the beach would require an expensive new cyclone fence on all 3 sides of the beach property, plus the locking gate. Even if installed, a dedicated trespasser could still walk onto the property from the beach. No action will be taken on this item unless the problem gets worse or we find another solution.
- **Dinghy use by non owners after buoy boy hours—**This appears to be only an occasional problem, and no cost effective solution is available.
- **Install new gate in fence from upper tennis court to allow crossing the new recreation area—**The Board asked the Project Manager to obtain an estimate.
- **Avian fouling of the docks and boat covers—**The problems associated with Canada Geese and other birds making their deposits on the docks and on owner's boats was recognized. No legal and cost effective solution is available, however the Project Manager is considering a water line with hose bibs along the dock to at least be able to wash off the dock.
- **Walkway across the sandy beach to the dock to reduce sand on the dock**
The membership voted to have either a grass, trex or wooden walkway crossing the sand beach to the dock. Given that this may entail a significant expenditure which is not yet known, the Board directed the Project Manager to bring several designs with respective cost estimates to next Board meeting.
- **Appreciation-** The membership expressed their appreciation:

- To Yates the Project Manager for keeping Rocky Ridge so well maintained
- To the Board in general for their contribution to looking after the best interests of Rocky Ridge
- To John Bertone for the popular new recreation area
- To Phil Fisher for the Newsletter
- **End of Year party** John Nickerson (unit 35) reminded the membership that all Owners and their guests were invited to an End Of Year party at 5pm on Tuesday September 4 at the Clubhouse.

9. Closing of election at noon. The election for Board of Directors closed at noon. The Inspector of Elections will tabulate all votes on Tuesday, September 4 as noticed in our election package to homeowners. Also as noticed, if there are enough outstanding proxies to change the vote outcome, the Inspector will contact these proxies for immediate submission.

10. The meeting was adjourned at noon.

Respectfully submitted



Phil Fisher
Board Secretary