

**RRPOA BOARD MEETING MINUTES**  
**9 am, Saturday August 30, 2008**  
**Rocky Ridge Clubhouse**

**Attending:**

**Board:** Marsh Shambarger, Phil Fisher, John Bertone, Bill Trevor, Gene Campbell, Ted Jones. Absent at the start: Dan Bosshart who arrived at 9:50 am

**Officers:** Bill “Yates” Bauder (Project Manager)

**Others:** Bob Schuchardt, Ray O’Neal, Marie Phipps

1. Called to order 9:00 am
2. Approved minutes of May 24, 2008 meeting as modified by John Bertone: unanimous except for Bosshart who was absent.
3. President’s Report
  - Satellite dishes: Project Manager will talk to unit 8 (Panos) re changing placement of his dish so it does not face unit 9 (Polk).
  - Charter Communications now offering HD for the 3 major Reno stations. Phil Fisher will speak to Charter re the details, and will put it in the newsletter
  - Walkway to dock across the beach that was raised at last annual meeting: Decision not to install was in the newsletter
  - Charge for buoys: prior review of this issue raised concern of being declared a commercial enterprise and then have to offer 20% to public; also could lead to different classes of member ship such as tennis players, boat owners, etc. Current consensus is not to re-open this issue.
4. Treasurer’s report—
  - Through July 31, budget still on track for year end, however weather or other issues can always affect it.
  - Board agreed to move \$15,000 from Real Property to Operating. Approved unanimously except for Bosshart who was absent.
  - Higher diesel and asphalt prices may seriously affect 2009 budget.
5. Project Manager’s report
  - Bears/dumpsters—No problems, dumpsters chaining has been effective.
  - Peaked roof design: will start with units 29-32 by mid September, then 14,15,6,7 by 2008 ye.
  - Election ballot count: 67 signed ballots received as of this morning. Ballots can still be submitted before noon. We have enough signed ballots for an election quorum.
  - Defensible space:
    - a. Now have a very good fire protection ring around Rocky Ridge. Our crew did whole hillside below lower pool. NTFPD chipped behind us with their tracked chipper. Also thinned behind 122, 123, 117, 119, 120. Still need more work from 33-44 and from 49-52 this year. NTFPD also did a lot of work below the main road and chipped, but not yet complete.
    - b. State Parks did a lot on western border, some work left, especially on steep portion towards Highway 28. Difficult to pin them down on timing due to budget constraints. Slash piles to be burned after first snowfall.

- Deck oiling to start this fall. May have to do two coats because of lower quality oil (state environmental reqmt).
- Landscaping: excavated some of the hard ground planted areas and replaced with topsoil and as a result landscaping looks a lot better this year. May rent a backhoe next year to dig out more areas and replace with topsoil.
- BMP: Graham Engineering from Incline Village has been hired at \$7500 (from op budget) to do a topo survey of main entrance, real estate rental building and shop area to help us identify where we need drainage protection per BMT.
- Will seal Stacy Conner's driveway when her landscape finishes.
- More defensible space work will be done between now and next meeting.
- Completed baths and sauna remodel at lower pool.
- Project Manager to check on status of lot line adjustment between HOA and Conner driveway
- Trex for dock: There have been defective material complaints from others in Lk Tahoe about Trex. We checked all the batches before installing and Trex agreed to replace some defective boards that we found, so we think our Trex as installed is OK.
- Beach/Clubhouse reservation: The Rules say a reservation gets both clubhouse and beach exclusively, but intent is to allow reservations for only organized events, where privacy and quiet enjoyment of the facilities is a high priority such as for a wedding or anniversary. Project Manager has been able to avoid conflicts by working with individual Owners to ask them to share the beach and clubhouse for any other type of gathering.
- Recycling garbage: Sanitation service does the separation of recycleables at their facility off Cabin Creek road. Blue bags are available at the local stores to bag the recycleables but it still gets put into our dumpster.
- (Director Dan Bosshart arrives)
- Remodels that change the exterior bedroom windows: original construction of the project was 2 panels, but recent remodels have used 3 panels because the Board was advised was all that was available in double panes. Some buildings as a result have some units with bedroom windows at 2 panels and some at 3 panels. Immediate case is unit 39 where a major remodel is planned. Board agreed to have a policy of 2 panel windows, including unit 39. Vote was 6 in favor, and Fisher who abstained (because he has 3 panel windows installed by prior owner and is next to unit 39) .

## 6 Old Business

- Fractional common area ownership findings— For Units: 30, 33, 50, 74, 103 Dan Bosshart could not find recorded deeds that deeded their respective common areas back to the HOA. Although there is a statute that protects individual owners from liability in such cases, the Board will recommend to the above individual units that it is in their interest to deed back their respective common area to the HOA. It was pointed out that even if the grant deed back to the HOA has been signed and recorded, that Title companies frequently miss it such that some recent sales of units still incorrectly show

fractional ownership in the common area. In such cases, it is up to the individual unit owner to check their title.

7 New Business

- Proposed Meeting Dates for 2009-- see below . Dates approved unanimously
- Add to new business for next meeting operating expense reduction ideas given rising fuel and other prices
- Project Manager looking at solar for both water heating and thermoelectric for power for the pools. Solar systems are not yet efficient enough to make it pay out, however improvements in solar technology may make it feasible in a few years.

8 Next meeting: 1pm, Monday, October 20, 2008, Bravo Agency for Farmer's Insurance Office, Foster City

Adjourned 10:35 am

Phil Fisher, Board Secretary

**Proposed 2009 RRPOA Board meeting dates**

<b>Day</b>	<b>Date</b>	<b>Time</b>	<b>Location</b>
Monday	October 20, 2008	1 pm	Bravo Farmer's Foster City
Monday	February 2, 2009	TBD	TBD
Monday	April 6, 2009	TBD	TBD
Saturday	May 23, 2009	9 am	RR Clubhouse
Saturday	Sept 5, 2009	9 am	RR Clubhouse
Monday	October 19, 2009	1 pm	TBD

## **RRPOA 2008 Election schedule**

Election closes at noon Saturday August 30, 2008, the date of the annual meeting

- 1. Self Nomination Notice** is due out before June 21 (70 days prior to Election) , Association notices members (by Newsletter) how to self nominate and will include which of the Directors whose terms are expiring are running again. If not all are running again, the Board may choose to form a nomination committee to seek people to self nominate.
- 2. Self Nominations from members** are due back by July 16 (45 days prior to Election)
- 3. Election package due to Members** by US mail by July 26 (35 days prior to Election) which will include the date that the ballots will be counted, probably Tuesday, Sept 2 at 4 pm in Yate's office. Recall there will not be a proxy to appoint someone else to vote for the member.
- 4. Ballots due from members to Inspector of Elections** (Yates) before noon on Saturday August 30, 2008. This is again a double envelope secret ballot process. Yates checks each outer envelope for signature, assures only one ballot per unit, can ask a member to sign it if signature was omitted, but cannot open the envelope.
- 5. Ballot count** by Yates on date specified in Election package
- 6. Election Results** reported to Board immediately via email (names only, not the count), and then reported to members via a Newsletter which will include the draft minutes of the annual meeting