

Rocky Ridge Board Meeting Minutes
McGinnis Park Golf Course Restaurant
San Rafael, CA
Noon, Thursday, June 2, 2011
(Approved at Sept 3, 2011 Board Meeting)

Directors Attending: Marsh Shambarger, (president) Phil Fisher, (VP and Ssecretary) John Bertone (CFO/Treasurer) , Bob Schuchardt, Jon Carlson, Steve Dohrmann. Dan Bosshart arrived 1:20pm

Others Attending: Bill Bauder (VP and Project Mgr), Gene Campbell (Asst Treasurer) , Bill Trevor, Ray Oneal

1. **Approve Minutes of April 4** M/S Dohrmann/Bertone; Approved unanimous
2. **Presidents Report** Defer to Project Manager and Treasurer
3. **Treasurer's report –Bertone**
 - a. 2011 Budget status ytd and forecast year end. Now under budget ytd because frequent snow has prevented getting started on spring maintenance. Some of the maintenance may eventually be over budget due to delays.
 - b. Delinquencies/liens. Shea # 95 now behind over \$13,000 but we will be recovering about \$5,000 in liens already filed and will be filing liens for remainder .
 - c. John is looking at developing an employee manual
4. **Project manager Report– Bauder**
 - a. Wire mesh deck rails : 78 and 79 done, 90 and 91 next; 74,75,82,83 this fall
 - b. Exposed aggregate update
 - i. 49-52 \$30k per bldg for pavers vs 25k for broom finish concrete
 - ii. Unit 55 \$3920 for pavers; \$2650 for broom concrete
 - iii. M/S Fisher/Shambarger Form a 3 person team of Fisher, Carlson, Schuchardt to define the scope of different plans for using pavers, concrete or asphalt in entryway (i.e. under the eave) , walkways (i.e., between eave and parking area); and both. Project Manager will then use the scope to get contractor estimates to calculate effect on cap reserve budget and potential assessments in time to present to Owners at ann meeting. Also agreed to colorize the asphalt (sand or beige) entryways on units 35 and 36 as a test. Approved unanimously.
 - c. Front entry way cleanup update: awaiting warmer weather
 - d. items complete: upper pool bathroom; bldg. repairs 78 and 79 ; roofs 1-4, and 25-28
 - e. See cap reserve budget update below

5. Old Business –

- a. Buoys and Boats/TRPA—Schuchardt, Dohrmann
 - i. Swim platform to buoy application—we paid \$1000 app fees, we think we are on state lands commission consent calendar for June 23 meeting (to be confirmed). Even so, TRPA approval may still be required for conversion.
 - ii. Increasing the buoys- M/S Schuchardt/Fisher Fund \$1000 to get legal opinion on TRPA’s authority to regulate the buoys. Approved unanimously.
- b. Charter contract status-- Schuchardt, Dohrmann—We are still at impasse
- c. Cal Trans left hand turn lane and pedestrian crossing at entrance to Rocky Ridge – CalTrans has agreed to build a bypass for left turn lane (this fall) , but no officially painted left hand turn lane. CalTrans has refused to put in crosswalk (unless we put in a path to a point 500 feet west of our entry)
- d. Insurance- Roger Gault -- deferred
- e. Website –Jon Carlson Roll out in a few weeks. Board agreed to put only recent owners meeting minutes, not Board meeting minutes, only last 4 Newsletters, no directory . Jon asked for individual board members to provide photos.
- f. CCR’s revision to include description of ownership, maintenance and insurance. Bosshart, Schuchardt and Trevor to assist. Board agreed to handle the definitions as a policy, and not a CCR revision.
- g. Conduct/Conflict of Interest policies M/S Schuchardt/Carlson Moved to drop the policies as being unnecessary. Approved unanimously.

6. New Business

- a. 2011 election status: calendar approved with minor changes
- b. M/S Schuchardt/Bosshart Appoint Bill Bauder as inspector of elections . Approved unanimously.
- c. Early indication that all 4 incumbents will self nominate.
- d. Rules- Bill Trevor agreed to review the Rules. Phil Fisher to provide Bill the rules.

7. Next meeting dates and locations:

Meeting	Day	Date	Time	Location
Board	Saturday	Sept 3, 2011	9am	RR clubhouse
Annual Owners	Saturday	Sept 3, 2011	11am	RR clubhouse
Board	Monday	Oct 17, 2011	Noon	TBD

Meeting adjourned 2:40 pm; Short executive session followed.

Respectfully submitted



RRPOA Board Secretary

RRPOA 2011 Cap reserve Budget

New Estimates as of :					
Line	Item	Budget, \$	New Estimate	Over/(under) budget	Comments
1	Sealing	16,824	15,405	(1,419)	
2	Bldg exterior	20,000	20,000		
3	Roofs	119,600	111,060	(8,540)	Units 1-4, 25-28, 93-96
4	Spa Bathroom	7,500	7,239	(261)	
5	Walkways	4,500	4,500		
6	Decks	36,000	36,000		Units 74,75,78,79,82,83
	Total	204,424			