

RRPOA Regular Board Meeting Minutes

April 9, 2012, McGinnis Park Country Club, San Rafael

Attending:

Directors -Phil Fisher (President), Marsh Shambarger, John Bertone (Treasurer), Bob Schuchardt, Steve Dohrmann (Vice President), Jon Carlson (Secretary), Dan Bosshart

Others - Bill Bauder (VP/Project Manager), Bill Trevor, Gene Campbell (Asst Treasurer), Ray O'Neal

Called to order at noon

1. Minutes: Approved Board Meeting minutes of Oct 25, 2011 without objection

2. Treasurer's report: (Bertone)

- Minor budget variance on timing of income from buoys due to receipt of buoy income one month earlier than forecast
- Treasurer noted that we invest excess cash in the instruments which give the best return given the primary goals of capital preservation and cash flow timing.
- Some minor snow removal surplus due to reduced amount of snow this year.
- Unit #95 is now owned by the bank and up for sale. If the property is sold, claims will be registered with the title company as appropriate to make sure any association fees we are owed get included in the escrow.
- Approved 2011 financial statements. Unanimous approval.
- Approved a 3% cost of living payroll increase effective April 1 for all salaried employees. Unanimous approval.

3. Project Manager's report (Bauder)

- See attached project manager's report
- Approved unit #5 window installation request. Unanimous approval.

4. Old Business

A. Master Insurance Policy (Gault/Bauder)

- Extension/renewal of current policy with CIBA
- Quotes and summary provided by Roger Gault.
- Board approved renewal policy. Unanimous approval.
- Bertone to include a letter regarding coverage in the treasurer's letter to homeowners.

B. Buoys (Schuchardt/Dohrmann/Trevor)

- Currently have 19 buoys reserved for early half of season, 25 late half of season. All requests are met.
- Status of TRPA discussed - lawsuit appeal result gives them discretion to consider various factors in shore zone study as they proceed, but it appears likely to be a while before actual rulemaking takes place

C. Common area title issue (Bosshart)

- Bosshart to distribute letter to affected homeowners, who are still on the title for some of the common area, and advise that it is in their interest to grant the title to the association. Homeowners who are still on title have some liability exposure to events that occur in common areas.

D. Bears (Bauder/Fisher/Dohrmann)

- Phil Fisher wrote letters to appropriate state agencies: Dept of Fish and Game, State Parks Dept, and the state senator and assemblywoman (Ted and Beth Gains) to try to get them to take concrete action to address the bear issues. None committed to concrete action.
 - State Parks says that Burton Creek State Park is a pack in/pack out campground in order to deter bears from eating human food in the park, and is looking into a bear study program.
 - Dept of Fish and Game said to tell homeowners to keep dumpsters chained, keep food out of empty units and cars. There is a stepped procedure in place to deal with documented troublesome bears.
 - The two legislators thanked us for making them aware of the problem.
- Noted that bear activity is ongoing. Bill Trevor's unit 29 was broken into roughly one week before Board meeting. Homeowners will be advised via Newsletter.
- Board agreed to continue to advise and inform homeowners via Newsletter of possible deterrent steps: Lock doors, trash bins, and cars. Remove food from unoccupied units. Horns, pepper spray, ultrasonic motion detectors are available for those who feel they might need them.

5. New Business

- Compliance with new Davis-Sterling Act updates was discussed. No major changes are needed to meet requirements of the law.
- Lease of rental office building - set lease term to 3 years, monthly rent shall be \$2332, \$2443, and \$2563 for each respective year. Lease contract to be reviewed by Schuchardt. Unanimous approval.
- Next board meeting - Wed May 30, noon, Peninsula Golf and Country Club, San Mateo, CA

Meeting adjourned 1:55pm

Project Managers Report

April 9, 2012 Meeting

1. Raking and brush cutting
2. Upper pool roof was replaced \$2600
3. Upper pool heater was replaced in Nov. \$1964
4. Unit # 99 deck replaced
5. Gate problems loop replaced and controller rebuilt works well now
6. Front door maintenance interlocking metal weather-stripping replacement
7. Along with the reserve expenditure items we will start all spring projects as soon as the weather allows including spring clean-up, opening all amenities, painting, etc.
8. Bears
9. Buoys - 19 for period one, 25 for period two
10. Unit #5 window installation request

RRPOA 2012 Cap Reserve

Budget

New	3/27/2012
Estimates as of:	

Line	Item	Budget	New Estimate	Over/ (under) Budget	Comments
1	Sealing	\$14,941			
2	Buildings Exterior	\$20,000			
3	Roofs	\$43,745			Units 33-36 and upper pool. Upper pool complete
4	Lower Pool Plastering	\$15,500			
5	Upper Pool Plastering	\$11,000			
6	Walkways	\$22,568			units 22,23,33,34,35,36,37,38,39,40,&41 get pavers
7	Decks	\$36,000			Units 98,99,74,75,122 &123
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	Total	\$163,754	\$0	\$0	