

RRPOA Board Meeting Minutes

9:00am Sept 1, 2012

Call to order: 9:00am

Attendance:

Directors: Phil Fisher, Dan Bosshart, John Bertone, Marsh Shambarger, Steve Dohrmann, Bob Schuchardt, Jon Carlson

Officers: Bill "Yates" Bauder, Gene Campbell

Others: Bill Trevor, Ray O'Neal, Steve & Liz Heinen unit #6

1. Approve minutes of May 30, 2012 (see attached minutes)

- Approved unanimously

2. Treasurer's report (John)

- No big surprises, no anticipation of any problems unless unforeseen issues arise
- Will ask homeowners' approval to roll over excess operating funds to next year

3. Project Manager's report (Yates)

- Landscaping going well, some more may be done this fall
- Lots of painting getting done, good weather
- Tennis courts - Had problem with contractor meeting agreed schedule all throughout summer, finally got him to come out and do repair to lower court, will submit bid for scheduled updates next year. Court fences may be put into reserve budget, which get impacted by the snow loads.
- Road entrance drain mandated by TRPA will be done this fall (last week Sept/1st week Oct)
- Probably take out some more diseased trees with arborist this fall
- Bears: Bear that has been around is the one that broke into cars last winter, but good news is its M.O. is not to break into homes. Plywood on doors? Yates will wait and see if there are problems, and if there are he will get the plywood up.
- Fireplace inspections will take place in the spring.
- PUD is replacing the water tank in the woods, so landscape watering will have to be cut back a bit during that. Won't affect people's tap water.

4. Old Business

A. Buoys (Bob/Steve/Bill)

i. TLOA-CSL meeting and SB 2082

- TRPA is still working on environmental studies and shore zone ordinance. Maybe this year or spring, then who knows, there will likely be more lawsuits. Cal State Lands may or may not process applications until TRPA has something going.
- CSL is going to change (substantially increase!) amount of charges for buoy/pier lease area, plus 10 feet of air around the pier. Money goes to state general fund. \$377/buoy, \$.79/sqft pier, \$.395/sqft 10 foot wide buffer around pier. Will affect us when our current lease runs out in 2016.
- AB 2082 pending(?) – CSL will enforce against non-lessees

- We will try to submit rent for this year for 41 buoys (a few \$hundred) and see if that will help us get the buoys permitted.
- RRPOA buoy assignment system will be the same next year.

B. Common area title issue (Dan)

- Working on it still. 6 units are affected.

C. Discuss five year budget planning/capital items if/when funds available (Phil)

- Kayak rack, off leash dog run area, update exterior lighting in lower units, swing in playground, make bathrooms in beach house ADA compliant
- Still subject to money actually being there.

D. Bears (Yates/Phil/Steve)

- Discussed above in manager's report

5. New Business

A. Review new Charter proposal (Steve/Bob)

- Charter wants RRPOA to agree to contract allowing them unrestricted access and a bunch of other rights including exclusive marketing, in exchange for roughly \$7,000. Negotiations that had proceeded before on this issue with Charter seem to have been discarded and their proposal is same as it was originally. Deemed little to no benefit to RRPOA.
- Moved to reject agreement. Motion to reject was unanimously approved.

B. Trespassing (Bob)

- Bicyclists, etc, go through to and from Burton Creek park. New sign at front gate, No Trespassing signs at front and back gates. No action to be taken at this time but monitor situation.

C. CC&Rs/Modifications (Bob)

- Trevor to get a quick quote for legal firm to look at the CC&Rs for any necessary changes, particularly related to Davis-Stirling act updates. Will get quote from a couple firms.

D. Beach parties/Security (Phil)

- Security: Nightly security guy supposed to check dumpsters? Yates says so far they have been chained but bears have reached in through crack when the chain is not tight enough.
- Beach party: Annual party with Murdoch unit with 50-60 people took up most of the beach on August 12. Shepherds also had a large party same day. Unit 44 had extended party/gathering too. Issues: rules enforcement, safety of pier/boats, potential exposure to ADA noncompliance. Noise/boom boxes.
- Boat safety was a problem. Phil to remind members at annual meeting that rules state 15 people at the beach per unit is the max in July and August.

E. Next meeting schedule

- ii. Noon, Tue Oct 23, Board Meeting, location Peninsula Golf and Country Club, San Mateo*

Adjourned: 10:45am

Respectfully submitted,



Jon Carlson, Secretary