

2008 RRPOA ANNUAL MEETING
11 am, Saturday, August 30, 2008
Rocky Ridge Beach Clubhouse

1. Called to Order 11 am

2. Quorum count

Secretary certifies we have 71 people in either attendance + signed representation if absent, thus making a quorum (52 minimum)

3. Approve Minutes of 2007 Annual Meeting.

- Change reference to new recreation area location to upper pool; approved as amended by voice vote

4. President's Report

- No bear issues thanks to owners and renters chaining the dumpsters
- Reminded the Owners to turn off your master water valve when absent
- Reminded Owners to remove your outside garden hoses when absent
- Reminded Owners to check their condo insurance to make sure Owners have sufficient insurance for your interior
- Reminded Owners to check with Yates if doing any remodeling whether interior or exterior, even if as simple as a satellite dish

5. Treasurer's Report

- Budget is in good shape as of today, but is subject to weather (i.e., snow removal) and other unplanned events for rest of year.
- Transferring from budgets: Requested resolution to move excess operating budget (if any) into next year. Approved by the Owners by voice vote. Of note, last year's excess that was transferred was \$25,000.
- Next year (2009) budget-- Concern that interest rates, and anything related to oil (diesel, gasoline, asphalt, roofing materials, etc.) are high and need to be addressed. Treasurer and Project Manager are working on identifying how we can reduce operating costs and the Board will discuss at next meeting.
- State laws allow for a loan from Capital Reserve Account to Operating Account if needed, but the Board discourages this.

6. Project Manager's Report/Old Business

- Lower snowfall in early 2008 allowed finishing other projects like the pool bathrooms and the sauna at lower pool.
- Annual oiling of all decks will start soon
- Peak roof replacement starting on units 29-32, then 14, 15 6, 7 this fall.
- Defensible space: We have established a very good defensible space around us. We have both a North Tahoe Fire Protection District (NTFPD) effort on site and the State Park doing work on their adjacent property. Some work left to be done and the slash piles on state park property will be burned as of the first snowfall.

- Caltrans project on Hiway 28 below us is a drainage project to handle the runoff (rain water and sand) before it gets to the lake.
- Major projects ahead of us are the peaked roofs, and the regular roofing replacement cycle.

7. Discussion from the floor

- The Board recognized that Scott Gault, son of the Gault's in unit 55 raced in the 4 quads rowing in the 2008 Beijing Olympics
- Children and chalk on pavement—Board will try to handle as informally as possible by talking to the parents and asking them to clean up after their children by hosing down.
- Recycling—The sanitation company does the separation at their transfer station. However, blue bags are available at local stores for the recycleables if you want to make it easier for the sanitation company.
- Beach/Club House –The Rules were reviewed, especially the 15 person min limit. We discourage small parties to reserve the beach, and encourage our Owners not to reserve it, but to share the facilities. Exception is a major function, such as an anniversary or wedding. There is a form that Yates has in the Rules which he distributes upon request.

8. Closing of election at noon.

- Count to occur in Inspector of Election Office on Tuesday September 2, 2008 at 4 pm. Results will be published in a newsletter soon after the count.

Respectfully Submitted



Phil Fisher
Board Secretary