

Minutes
2009 RRPOA ANNUAL OWNERS MEETING
11 am, Saturday, September 5, 2009
Rocky Ridge Beach Clubhouse

- 1. Called to order 11:05 am**
- 2. Quorum count**—There were 43 units represented at the meeting. There were another 24 units whose owners did not attend but marked their ballots to appoint proxies for the meeting making a total of 74 units represented. This constitutes a quorum because it exceeds the 51 units required for a quorum.
- 3. Approve Minutes of 2008 Annual Meeting** Approved by voice vote
- 4. President's Report**
 - a. Project Manager report to follow has all the details
 - b. Reminded owners about water shut off valves
 - c. Reminded owners to make sure their insurance agent checks the RRPOA CCR's so they understand the line between the HOA coverage and owner's coverage.
- 5. Treasurer's Report**
 - a. Moved by Bertone, Seconded by Trevor: "If there is an excess of operating budget funds at the end of the year, it will be carried over to next year."
Approved unanimously by voice vote.
 - b. No evidence we will need any Special Assessments in 2010
 - c. Current year's budgets are on track.
- 6. Project Manager's Report/Old Business**
 - a. Rafter end cap project almost done.
 - b. Replaced planter areas with good soil to reduce water consumption
 - c. Reducing water usage by looking at sprinklers in non planted areas
 - d. More brush removal for defensible space and removal of dead and dying trees
 - e. Deck oiling this fall, will avoid Thursdays and Fridays.
 - f. We remember Tom Hennig who passed away this summer.
 - g. Buoys: We are trying to get more buoys approved because we have only 19 buoys now approved by State Lands Commission, but actually have 41 buoys installed. There is some risk the state could restrict the number of our buoys to 19 until we get additional buoys authorized. The Board will address how to allocate buoys if we are limited to only 19.
 - h. Rough concrete in lower pool Jacuzzi will be addressed
 - i. Pool heating schedule: Upper hot tub is May through October plus holidays; Upper pool opens Memorial day through the summer, plus Christmas. Lower pool opens end of June, closes mid September
 - j. If excess party noise, bear activity, etc., owners are directed to call the sheriff at 911. Our security agency checks doors on pools, clubhouse, and checks the dumpsters and is not expected to handle noise, bears or similar issues.
 - k. TCPUD Water Consumption Billing: Reminded owners the water district will be metering the water main coming up the hill and the charges will be divided and billed equally to each owner. (Owners are now billed a flat rate). Owners

monthly charges will likely rise. Question of day time watering area near 61-68: this area has very rocky topsoil so needs daytime water.

- I. Bears—Yates discussed the history of bears around Lake Tahoe. Bear population has increased dramatically due to availability of human food in dumpsters. Now we have many more bears than the land can sustain and the bears are getting smarter and bolder. They now are breaking into homes, both unoccupied and occupied. Fortunately, there still a very low % of black bears injuring humans in the US.

Black bears in Lake Tahoe, typically on a break-in, go straight to the kitchen and don't bother the people. For an occupied unit, making a lot of noise usually will get the bear to leave. Bears may be associating houses with food even if no food in the house, so still a good idea to not leave food out.

Dept of Fish and Game (DFG) is putting together a community group to address bear problem by tagging and identifying as many bears as possible.

There are very limited things we can do as an Association to reduce bear population or bear break-ins, which is why Board distributed the Bear Tips to all Owners. Owners were again reminded to latch the dumpsters.

Issues such as bars on doors and windows, fences around the project, centralizing the dumpsters in one area, electrified fences, working with other Condo Associations, arming a night watchman, pine sol, the dog bark alarm, loud TV's, forming a Bear committee to deal with this were all discussed.

The issue of the Bear League as a vocal and active supporter of bears and against any bear protection or reduction measures was discussed.


Plywooding the doors: Board directed Project Manager to plywood all doors of unoccupied units when hibernation season starts unless an Owner opts out.

7. New Business

- a. Beach/Clubhouse reservations: Owners expressed concern about too many reservations during busy season which block out many other owners who want to use the facilities. The Board will address this at their next meeting.

8. Adjourned at 12:40 pm.

Respectfully Submitted



Phil Fisher
Board Secretary