

**2010 RRPOA ANNUAL MEETING MINUTES**  
**11 am, Saturday, September 4, 2010**  
**Rocky Ridge Beach Clubhouse**  
**(To be approved by Owners at 2011 Annual meeting)**

**Called to order 11:05**

- 1. Quorum count:**
  - a. 33 units were represented in person.
  - b. 62 total proxies were submitted of which 17 were at the meeting, leaving 45 proxies for Owners not at meeting
  - c. 33 present + 45 proxies of owners not present = 78 owners represented
  - d. Min for a quorum is 51, therefore a quorum is present.
- 2. Introduction of all members**
- 3. Approve Minutes of 2009 Annual Meeting:** No objections, so approved as written by voice vote.
- 4. President's Report**
  - a. Reminded Owners of using their water shut off valves when unit is empty
  - b. Reminded Owners to coordinate their condo owners insurance with CCRS
  - c. Asked Owners to insure they have natural gas shutoff valves on their natural gas BBQ per plumbing code.
- 5. Treasurer's Report**
  - a. 2009 EOY statement: no questions
  - b. 2010 ytd operating accounts still under budget; look OK for year end unless surprises occur that might cause a special assessment,
  - c. No increase in dues anticipated for 2011
  - d. Motion: "If dues collected in 2010 are not completely used for 2010 operations, the excess will be used for 2011 operations, M/S Bertone/Trevor Approved unanimously by voice vote.
- 6. Project Manager's Report/Old Business General update on 2010 activities—**
  - a. **See list attached**
  - b. **Buoys:** Project Manager reviewed the history of the buoy situation leaving us with only 19 approved buoys. Questions/Comments from floor re:
    - i. Where do the buoy fees charged go, i.e. to what account?
    - ii. Owners suggested an idea to use our collected fees from boat owners to fund storing boats at local marinas. An Owner has found that a slip at Tahoe City marina is \$3,000 for the season
    - iii. Board was asked to advise Owners earlier of who gets buoys so that owners without buoys can make other arrangements, including exchanging, subletting, borrowing, etc., buoys among Owners
    - iv. Can Board contact adjacent property owners to our beach club along lake front to see if willing to rent their buoys to RRPOA Owners.
    - v. Owners raised concern about current Board members and past presidents getting priority for buoys.

- vi. Board commented we have a committee (Bill Trevor and Bob Schuchardt) to take input from boat owners and encouraged boat owners to speak to Bill and Bob.
- c. **Bears** Several empty units were recently broke into. Owners were encouraged to keep dumpsters latched. Owners agreed by voice vote to have their units boarded up when empty, unless an Owner indicates otherwise. Project Manager recommended that Owners who expect to visit their unit contact him to remove the plywood.

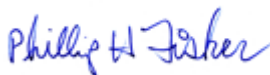
**7. New Business/Questions from floor**

- a. **Asphalt entries:** There were several comments opposing the asphalt entry replacement for the cracked exposed aggregate. The Board agreed to consider alternates at next meeting, recognizing that other solutions will be more expensive. Show of hands indicated that Owners want Board to consider options other than asphalt, which will include replacing the asphalt entries already installed.
- b. **Can we stripe the parking lots:**
  - i. Comments In favor: does improve efficiency of parking
  - ii. Comments Opposed:
    - 1. Project Manager indicated it will require re-painting every year
    - 2. Adding a handicapped space in each lot, perhaps for each unit.
    - 3. Also makes project look like a commercial operation or a motel.
  - iii. Board to consider at next meeting
- c. **Remodel bathrooms at upper pool;** Question from floor about if/when we will do this. Project Manager is looking at proposing this to the Board.
- d. **Limiting Charcoal BBQ Use:** Owners agreed by a show of hands not to pursue unless problems arise or an insurance issue.
- e. **Unit 9 permit issues:** Bill Trevor reviewed the chronological order of events
- f. **Email consent forms:** We now have 41 Owners consenting to date

**8. Closing of election at noon.** Ballots may not be submitted past noon.

**9. Adjournment 12:15 pm**

Respectfully Submitted



Phil Fisher  
Board Secretary

## **10. Project Managers update of current projects**

1. All new peaked entry ways complete: 38,39,42, 43, 45, 46,47, 48, 61,62
2. All scheduled roof replacements complete 103-104, 107, 108 61-62
3. Both spas re-plastered, new “Virginia Graham Baker” drain (i.e., a drown proof drain) installed on lower pool
4. Asphalt roadway sealing complete
5. Walkways repaved at units 17,18, 33,34,35, 36, 49, 50, 51, 52,103, 104
6. Landscaping and irrigation modification resulted in 50% water savings from last year:
  - a. Split systems for more specific usage
  - b. Re-planted several planting areas with new irrigation
  - c. Better sprinkler controllers
  - d. Replaced leaky valves
  - e. Reduced water flow to native vegetation
  - f. Lawn aeration
7. Exterior painting continues
8. Deck oiling this fall
9. Deck Replacement with composite Boards on units 90, 91 this fall
10. Various landscaping ongoing efforts this fall: brush cutting, lawn aeration, tree removal