

Meeting Minutes
2011 RRPOA ANNUAL MEETING
11 a.m., Saturday, September 3, 2011
Rocky Ridge Beach Clubhouse

1. **Quorum count and introduction of all members:** Meeting Quorum: At start of meeting, 34 units attending, another 41 proxies received appointing the board or others for total of 75 members represented in person or by proxy which meets the minimum of 52 to make a quorum. Election quorum: 68 ballots received at start of meeting which meets the 52 minimum for an election.
2. **Approve Minutes of 2010 Annual Meeting** Approved without objection.
3. **President's Report**
 - a. -Commended owners for keeping dumpsters locked and turning off their water when unit is vacant
 - b. -Reminded owners to keep insurance coordinated with our CCRs
 - c. -Reminded owners that natural gas BBQ require a supply shut off
4. **Treasurer's Report**
 - a. Asked for questions for the annual statement in April. No questions posed.
 - b. Motion (Phil Fisher): Move any unspent 2011 Operating funds into 2012 Operating Fund. Seconded (Schuchardt). Approved without objection.
 - c. Cap reserve budget now under review. This requires a rigorous analysis of all expected major replacements/repairs out for 30years
 - d. Owners question re special assessment ("SA"): yes we had an emergency SA several years ago for excessive snow removal, and a planned SA for the upper pool, but our policy is to avoid such special assessments and to continue to fund the cap reserve through a portion of the dues.
 - e. Motion (John Bertone) To transfer \$30,000 from Property Fund (i.e., rental of office building at main entry) to Capital Reserve fund. Seconded Schuchardt, approved without objection.
5. **Project Manager's Report**-General update on 2011 activities:
 - a. Deck, handrail replacement: new decks with Trex-like material and new iron mesh handrails going well with very favorable comments from Owners on appearance. Next to do is 82-83, and 86-87
 - b. Roof replacements: Building with units 93,95,96 to be done this fall
 - c. Landscape: brush cutting, fire prevention, diseased tree removal are ongoing;
 - d. Deck Re-oiling to happen this fall. (New decks will not require re-oiling.)
 - e. Bears: current bear issues are break-ins through windows in units 1-4, and unit 17-20. If we see it happening through doors we will plywood all the doors. Also have had several car break-ins where window was open just a little. Best advice when leaving unit for a long time: turn off water, remove all food, (but this might not matter). Remove all food from cars and keep windows closed
 - f. Recommends to Owners to turn off icemakers in refrigerators when unit is vacant, also turn water temp down on water heaters

6. Old Business

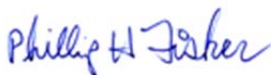
- a. Replacing entryways and paths Phil Fisher We will be installing thin pavers (selected by the Board) as a test for units 54 and 55 before the Oct board meeting to get us the actual costs, and see how it looks. These can be placed over the existing exposed aggregate (i.e., without having to remove it). At Oct board meeting, the board will then review, and if costs and appearances are OK, will develop a rollout plan for the project at as a whole over the next several years to fit within the cap reserve budget. Board to send out pictures of the units with the pavers and findings by newsletter.
- b. Walkways to remain asphalt because of the wide variety in lengths, higher visibility, and potential of triggering code upgrades.
- c. TRPA updates on other issues affecting RRPOA: No changes in TRPA status re the court case. The buoy team will review if we need to do a split season lottery sufficiently in time for owners to apply next year
- d. Eastbound left turn lane at the Hwy 28 Bob Schuchardt: Due to our persistent and continuous attention to this, Cal Trans is now widening the road eastbound in front of our entry to make a bail out lane, but Cal Trans will not put in a left turn lane or arrow

7. New Business

- a. Items from the floor
 - i. Ants—call Yates if you see a problem, we have a termite service
 - ii. Clubhouse locked at night at 5pm- Could the Board provide a lockbox for Owners? There is concern about who is responsible. Yates offered to leave clubhouse open if called because then he knows who is responsible. Board agreed.
 - iii. Dogs at clubhouse: Good to see dogs on leash sign at beach, but still see a lot of dog “business”. Board will direct boat boys to patrol the grass to remove goose and dog business.
 - iv. Some have concern that boat boys not paying enough attention to the boaters. Others say boat boys OK. Board agreed for buoy committee to review job descriptions, start/stop dates, etc.
 - v. One owner seeing firewood disappearing from their deck
- b. New RRPOA website: Jon Carlson reviewed what is in the website www.rr-tahoe.com and encouraged owners to use it

8. Adjournment: noon

Respectfully Submitted,



Phil Fisher
Board Secretary