

2015 RRPOA ANNUAL MEETING MINUTES
11 a.m., Saturday, September 5, 2015
Rocky Ridge Beach Clubhouse

Call to order: 11:08am, Steve Dohrmann, President

1. Quorum count and introduction of all members

- 11 owners/representatives were in attendance plus 48 proxies received appointing the board for 59 members represented, meeting the meeting quorum
- 63 election envelopes were received at the start of the meeting, meeting the election quorum

2. Approve Minutes of 2014 Annual Meeting

- Moved, seconded, approved with no objections

3. President's Report

- Steve notes the project looks great and compliments Yates, Chum and Tom for the great job
- Steve introduced board members and mentioned different roles and compliments board for its service
- Steve mentioned the beach attendants have also done a great job this year
- Reminder to be diligent about latching dumpsters, turn off water to unit when leaving
- Reminder that any external or structural modifications done to units require board approval

4. Treasurer's Report

- This year's budget is in good shape with no problems currently foreseen
- A raise in dues for next year is not currently anticipated though not guaranteed until next year's budget items are fully known.
- John Bertone introduces resolution that excess dues collected in 2015 get rolled over to following year rather than returned to members. Read it for the record. Moved to accept the resolution. Unanimously approved with no objections.

5. Project Manager's Report-General update on 2015 activities:

a. Maintenance updates

- Brush trimming has been done, in the park as well. Some controlled brush burning may take place in the park area.
- Fall normal maintenance will include deck cleaning/oiling, furnace and fireplace inspections.

b. Water usage

- Lawns are a little brown, but usage is where it needs to be to comply with drought regulations

c. Southwest Gas line replacement

- Project begins this week, beginning at the highway and moving up the hill. This is likely to be most difficult part of the job.
- Gas company seems to think upper part is going to be less disruptive. It will still be messy and disruptive since it will take place in the populated areas.
- There will be occasional gas service disruptions. When service is restored, Yates will need to access the units to restart pilot lights and the like.

d. Dumpsters and bears

- Bears are around every night. Please continue to be diligent about latching dumpsters. One figured out that they could get garbage out if chain wasn't tight enough.
- Yates discussed the possibility of buying new "bear proof" dumpsters at association cost and the membership was polled for feelings on the issue. Feelings seem a mixed, largely depends on costs.

e. Bocce courts

- Bocce courts are well liked. General agreement from the members.

f. Security

- Fourth of July security worked out well, so we will continue that.

6. Old Business

a. Consents for electronic receipt of documents

- Steve asked for homeowners to submit the consent form if they have not already done so.

b. Insurance

- Risk pool insurance system was effectively eliminated by Fannie Mae which increased our insurance cost significantly.

c. Dogs must be in control (on leash) and picked up after

- Reminder to be responsible pet owners.

d. TRPA updates on issues affecting RRPOA

- Any new Shore Zone ordinance is still at least a few years away.

e. RRPOA website

- Lots of documents, newsletters, and webcam available on the web site <http://www.rr-tahoe.com/>

7. New Business

a. Status update on new CC&Rs

- New CC&Rs are needed to comply with Davis-Sterling changes, and are being worked on. A revision should be available for review before next annual meeting.

b. Revised Rules adopted

- Revised Rules document will be posted to the website shortly
- There is a two page summary that will be tweaked as necessary and is also available on the web site.

8. Adjournment - Ballots may not be submitted after adjournment.

- Adjourned 12:12 pm