

2017 RRPOA ANNUAL MEETING
11 a.m., Saturday, September 2, 2017
Rocky Ridge Beach Clubhouse

Call to order: 11:05am, Steve Dohrmann, President

1. Quorum count and introduction of all members

- Owners/representatives in attendance plus proxies received appointing the board totaled 74 members represented, meeting the meeting quorum
- 72 ballots received plus 2 units in attendance, meeting the election quorum

2. Approve Minutes of 2016 Annual Meeting

- Unanimously approved

3. President's Report

- Steve thanks Yates for doing a great job this year with the exceptional snowfall plus working with an ongoing regional labor shortage
- Steve compliments Yates, Tom and Chum for all the great work keeping the property looking really great. Many homeowners also complimented Yates and the crew for their efforts.
- Steve thanks outgoing board members Bill Trevor, Dan Bosshart and Jon Carlson for their service on the board
- Steve thanks current board members Bob Schuchardt, Nick Farwell, and Laura Bertone for their ongoing commitment to service to Rocky Ridge
- Steve notes with regrets that homeowners Jeff Meeks and Gene Campbell have passed away

a. Reminders

- Lots more online sales package deliveries results in box waste – please break down boxes in dumpsters
- Kayaks/SUPs need to be moved from racks before snowfall

b. Contractor requirements

- Reminder to homeowners that there are remodel requirements in the CCRs and Rules that must be complied with
- Reminder that Board approval is required for any exterior modifications
- Reminder that Structural changes require appropriate permits, engineering approvals as well as notification to RRPOA and board approval
- Contractor agreement and rules were handed out and will be mailed to all homeowners

c. Short Term Rentals

- Survey taken earlier had very good response from homeowners
- Results indicated that a plurality of people wanted no substantial changes to current rental rules
- We have implemented the rental information form/rule acknowledgement and that has proven helpful

4. Treasurer's Report – Laura Bertone

- Overall the finances are in good shape
- 2018 budget planning for next year is underway
- It is not yet known whether homeowner dues will need to be raised, labor and insurance costs have been rising significantly
- Largest budget expenses are maintenance, insurance, plus some admin and utilities. Fees are the primary source of revenue.
- 60+% of budget is labor related costs, insurance is also a significant percentage (the unknowns)
- 30 year reserve budget projections are still fully funded for current reserves

- Laura Bertone introduces resolution that excess dues collected in 2017 get rolled over to the following year's operating budget 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 2017 activities:

a. Maintenance updates

- Snow quantity was a challenge this year. Big snow blower was the thing that made it work out.
- Lots of compliments on lawns and planters – largely due to ongoing efforts from many years
- Painting has begun and prep of deck oiling has begun

b. Dumpsters and bears

- There are always bears at Rocky Ridge – even during winter! Always latch dumpsters securely.
- Have had some occasions where bears were around during the day even with lots of people

c. Trees

- Have lost a lot of trees this year due to beetle infestation and other ongoing tree health issues
- Quite a few more large dead trees will be taken down during the fall

d. Labor shortage

- Housing shortage in region has affected the labor market creating a regional labor shortage
- Primary immediate effect on RRPOA is that less painting has been done than Yates would like
- It also requires we pay higher wages, which will affect budgeting and may affect our required dues

e. Other

- Remove kayaks from beach racks no later than Oct 15 because the racks can't handle the snow load

6. Old Business & Reminders

a. Consents for electronic receipt of documents

- Reminder that we keep these on file so we can send various documents via email, please return one if you have not already

b. Insurance

- Reminder to read the homeowners packet in the fall for details about association insurance coverage versus homeowner coverage

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

- In addition to leash and waste issues, watch out for coyotes and small dogs

d. RRPOA website – www.rr-tahoe.com

7. New Business

a. Status update on new CC&Rs

- The history of the STRs issue at Rocky Ridge was briefly discussed.
- Look for a draft of the CC&Rs to come out in a month or two.

b. Misc

- Jon thanked Steve Dohrmann for his dedication of time and energy to being association President, and homeowners present also expressed their sincere appreciation.

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

Adjourned at 12:40pm