

## **RRPOA BOARD MEETING MINUTES**

**1 pm Monday, October 23, 2006**

**M/V Chaleur, Treasure Island**

**(Minutes approved Feb 5, 2007)**

**Attending Board Members:** Marsh Shambarger, Bill Trevor, John Bertone, Phil Fisher, Ted Jones, Ron Benveniste. **Absent:** Julie Rollofson

**Others attending:** Project Manager Bill Bauder, Ray O'Neal, Bob Schuchardt,

- 1. Called to order** at 1 pm.
- 2.** Minutes for September 2, 2006 Board meeting; and Sept 2, 2006 Annual meeting were approved.
- 3. Treasurer's Report** – Reserves were increased for the pier project (see below); Net operating revenues less expenses are well ahead of the budget through September. The Board reviewed and approved:
  - a. 2007 Operating budget
  - b. Reserve study prepared in 2006
  - c. Association Delinquency Policy
  - d. Association Assessment and Reserve Funding Disclosure Summary
- 4. Project Manager's Report**
  - a. Water shut off valves status—only 19 remain without shut off valves.
  - b. Fireplace repairs status (result of Project Manager inspection of units with repairs required) –only 11 left to fix of which 9 are scheduled. Board directed the Secretary to remind Owners in a newsletter to have their furnaces inspected.
  - c. Bear issues:
    - i. The caribiners and chain combinations on the dumpsters are working: no bear issues with dumpsters or units
    - ii. New laminated poster to be distributed by Project Manager to each unit.
  - d. Tennis court repair options and costs—see fitness center below
  - e. Pier improvement status—The Board approved a contract with Matty Daniels for \$130,560 for pier repairs. Some work may start this year.
  - f. Ballot count and certification by Board—The Ballot Inspector (Bill Bauder) formally reported that the new Directors elected at the September 2, 2006 annual meeting for a 2 year term are Bill Trevor, Marsh Shambarger and Julie Rollofson (all incumbents). (These results were released to the Board after the annual meeting to allow us to proceed with RRPOA business.)
  - g. Gate house windows—The Board agreed to replace the unsightly plexiglass with tinted glass for a cost not to exceed \$2,000.
  - h. New BBQ for Beach club lawn—This is a spring 2007 project where the foundation will be done by Association employees; and the steel BBQ with adjustable height grill fabricated by a local contractor.

- i. TRPA Best Management Practices (BMP) for erosion control:
  - i. We have already installed over 200 tons of crushed rock at drip lines and other locations per TRPA request which completes the work on top of the ridge.
  - ii. Erosion control BMP for the main Rocky Ridge road from gatehouse to the hairpin turn has not yet been determined.
  - iii. We continue to work with our consultant on the BMP requirement for the boat storage yard area.
- j. General landscape and maintenance
  - i. Now preparing for snow (stakes, lower pool closed, beach closed, etc)
  - ii. All decks have been oiled.
  - iii. All exterior painting complete for the year.
  - iv. Drainage at units 27, 28 complete.
  - v. Dry rot unit 28 repaired.
  - vi. New slot drain installed at units 14 and 15 with heat tape.
  - vii. Roofs on units 90, 91 complete; 49-52 in progress.

## 5. Old Business

- a. CC&Rs and Bylaws—The Board agreed to bind and distribute to owners without waiting for the Recording stamp on the Articles of Incorporation.
- b. Results of Sept 5, 2006 Lighting survey (Yates, Phil, Ron)—
  - i. New lights have been added to area in front of units 1-12
  - ii. Poor lighting at short stairway to parking area near unit 24 to be addressed.
  - iii. The Board agreed to install a trial wall mounted light on unit 38.
- c. Conner easement and road/utility tie in status (Phil, Yates)—
  - i. If any utility company needs an easement for their utilities running alongside and crossing Rocky Ridge road, we will handle it upon their request.
  - ii. Directors Trevor and Fisher will continue to work with Stacey Conner on transfer of coverage, lot lines, liability, etc.
  - iii. Stacey has agreed to a flagger for safety when the road is cut, and only do half the road at a time to preserve access.
- d. Architectural review, units 58, 59--- The Sockolove's were invited to present their case, but did not show.
- e. Proposed Rules—Minor suggested changes will be incorporated and then the document will be circulated for the 30 day Owner review. The Beach and Clubhouse can only be reserved together, not separately.
- f. Use of email and actions without meetings—Director Trevor was asked to review the state law, our By Laws etc., about the conditions under which and types of action we can take without a meeting.
- g. Fitness Center straw vote
  - i. Results showed almost a 2:1 majority in favor with a total of over 60 Owners voting

- ii. The Board asked Director Benveniste to find out if a bath or shower is required for a fitness center, the costs of adding them; and to also look into other possibilities such as a year round clubhouse/multipurpose room; and a combination children's play structure and half court basket ball.

**6. New Business**

- a. The officers of RRPOA for the 2007 term remain unchanged:
  - i. President—Marsh Shambarger
  - ii. Vice Presidents-- Bill Trevor and Bill Bauder
  - iii. Treasurer—John Bertone
  - iv. Secretary—Phil Fisher
- b. Board Process Improvement to be deferred to next meeting
- c. 2007 Board meeting schedule:
  - i. Monday February 5, 2007, noon, Location TBD
  - ii. Monday April 9, 2007, noon, location TBD
  - iii. Saturday, May 26, 2007, 9 am, Beach Clubhouse
  - iv. Saturday, September 1, 2007, 9 am, Beach Clubhouse
  - v. Monday October 22, 2007, time and location TBD
- d. 2007 Annual meeting, September 1, 2007, 11 am, Beach Clubhouse

**7. The meeting was adjourned at 3:10 pm**

Respectfully submitted

A handwritten signature in black ink that reads "Phillip Fisher". The signature is written in a cursive, flowing style.

Board Secretary