

RRPOA BOARD MEETING MINUTES
(Approved at April 9, 2007 Board meeting)

Noon, Monday, February 5, 2007
Greenbrae, CA

Attending:

Directors and Officers: Bill Trevor, Ron Benveniste, Marsh Shambarger, Phil Fisher, Ted Jones, John Bertone, Bill Bauder, Gene Campbell

Others: Mel Gianola

1. **Called to order** at 12:15 pm
2. **Oct 23, 2006 minutes--** approved.
3. **President's report**
 - Julie Rollofson has resigned effective today. She is now chair of the TRPA.
 - The President thanked the people who worked on the insurance comparisons.
 - The President recognized that our water shut off program has proven to be successful in that several units with recent freezing problems had minimal damage because their master water valves were turned off.
4. **Treasurer's report--**As of November 2006, the budget looked fine. End of Year (EOY) 2006 not ready yet due to typical year end accounting reconciliation.
5. **Project Manager's report**
 - Water shut off valves--Since recent incidents with freezing pipes, we have received other calls from owners asking about relocating their water valves to make them easier to operate.
 - Fireplace repairs- - A few fireplaces need welding repairs, will probably do in the spring.
 - Bears, dumpster latching, laminated poster--latches working very well, no bear incidents; posters have been distributed to each unit, no feedback yet.
 - Update on security service—No change in service level (i.e. still poor), no other security service available in our area.
 - TRPA update for main roadway and boat storage area—TRPA approved gravel for boat storage area, we still need to add a recommended slot drain.
 - Pier improvement status—The work has not started yet, but contract is in place.
 - New outdoor lighting status-- Board approved the proposed new fixtures suggested by Phil Fisher for all the existing freestanding post lights. Board agreed not to proceed with an example side mounted light fixture on the posts that support the entry porticos.
 - Gate house window replacement status—Contract is in place for tinted glass, but not installed yet.
 - New BBQ for beach —Metal parts are done, will do the masonry in the spring.
 - Larger size rafter end caps, approx 12 per building min-- Now making the caps in our shop and installing as time allows.

- Tree removal by the state for Defensible Space- The state has burned all the slash on the Walsh side of the property; state needs optimal conditions of wind and moisture to proceed further with slash removal.

6. Old Business

- Tennis court options: Board agreed to pursue the Treasurer's proposal of a combination children's playground (with tan bark or rubberized mat base), asphalt basketball court and synthetic grass putting green. Treasurer to get an updated estimate. Board will then review and decide how and when to present to Owners. Double envelope secret ballot Special Assessment vote is required.
- Insurance- Farmers vs Kimmey/CIBA
 - Mel Gianola's comments:
 - Insurance market is soft, premiums everywhere are falling.
 - Joe Kimmey retiring this summer.
 - Both Farmers and CIBA, et al, are very reputable.
 - The contract forms are required from both before he can compare the policies.
 - Board agreed to:
 - Get the actual policy forms from Kimmey and Farmers for Mel Gianola and Bill Trevor to review. (The main concern is Marine Liability)
 - Get a firm commitment from Kimmey re premium by March 1
 - Board to then review by email in time for March 31, 2007 decision.
- Conner property status—No change, Stacy Conner can't cut the road for her utilities until May 15, 2007
- CC&Rs—Published around first of year 2007
- Rules- Board agreed to issue the Rules with additional comments re child supervision; and to issue without the buoy or clubhouse forms (allowing Yates to issue separately)

6. New Business

- Location for April 9, 2007 meeting at noon-- Consider Kokkari's in SF (Ron Benveniste to pursue), or McGinnis Park Golf Course in San Rafael (Phil Fisher to pursue)

7. Executive Session

The Board met in Executive session to discuss personnel.

8. Adjourned at 2 pm

Respectfully submitted
 Phil Fisher
 Board Secretary