

RRPOA BOARD MEETING
Draft Minutes
9 am Saturday Sept 01, 2007
Rocky Ridge Clubhouse
(approved at Oct 29, 2007 board meeting)

Attending Board Members, Shambarger, Benveniste, Trevor, Rollofson, Bertone, Jones, Fisher

Others : Project Manager Bill “Yates” Bauder , Bob Schuchardt, Gene Campbell, Ray O’Neal, Marie Phipps, and Dan Bosshart

Meeting called to order at 9 am.

- 1. Approve minutes of 5/26/07 meeting** -- approved as written
- 2. President’s report**—House and grounds in great shape, thanks to Project Manager Yates Bauder
- 3. Treasurer’s report**— Under budget now, but upcoming winter expenses obviously unknown.
- 4. Project Manager’s report**
 - Bears/dumpsters/break ins—West shore bears very active, no problems here yet. We will wait until Thanksgiving to see if any bear break ins before we proceed with plywood boarding.
 - New security service—We are very pleased with service; they latch dumpsters as they find them unchained; at least once they chased a bear away from an open dumpster.
 - New employee Larry “Chum” Sullivan is working out well. With his contracting experience
 - TRPA BMP for sediment reduction—We still need TRPA inspection for upper project even though we believe it’s done. TRPA still needs to review boat and trailer storage area.
 - Pier improvement project status- On budget, small punch list remaining and will be done when all boats are pulled from water.
 - Post light replacement project is complete and on budget.
 - Defensible space—State crews using convict labor have been working intermittently on state park area alongside upper units as they get pulled away for forest fires. State typically burns the slash after first snowfall.
 - Individual unit water meters –TCPUD is proceeding with more meters for users as a general objective, but not clear how this applies to Rocky Ridge with our combined plumbing scheme under our units and common valves. Project Manager to ask TCPUD for written clarification of their proposal for additional meters for Rocky Ridge.
 - TCPUD water charge for Rocky Ridge--Marie Phipps volunteered to ask the Nahas family if there was an early project agreement with TCPUD that RR received free water in exchange for TCPUD pipes to green tank and pump house on RR property.

- Rental building maintenance— Beams under building have been replaced by RR staff. Will do electrical and roof next year.
- Elections- Ballot count: 66 signed ballots with 50 appointed as proxy.
- Tennis courts were resurfaced under budget.
- Recreational area complete and widely appreciated by Owners. Board expressed its appreciation to John Bertone for carrying the project through from proposal to completion.
- Will be oiling decks and doing annual bush removal this fall.
- New rails and decks on units 1-68 are done.

5. Old Business

- Stacey Conner property status— Very close to completion, only missing gas connection.
- Unit 8 Panos plumbing bill review-Panos submitted a letter requesting reimbursement for the plumber's expense. After discussion, Board did not approve a suggestion to share it.

6. New Business

- Rules -- Board agreed to use the Newsletter to inform the Owners about Beach and Clubhouse reservations and to use of side road for event set up. No changes in Rules were approved.
- Master Key Policy (several new owners have changed the locks such that Yates no longer has immediate access.) Agreed to use newsletter to inform owners to consider being on master key system
- Peaked entry design #66 to replace flat roof (dry rot experience, leakage, requires someone to stand on it to shovel snow, etc.) Board agreed to table until next meeting in order to get Mike Hughes legal review and greater consideration of the design. The Board asked Yates to provide a more detailed design with costs, schedule, whether it can be done by our own staff vs contracting, history of the problems, etc., for next Board meeting.
- Sat dish on unit 8 facing unit 9—Board agreed to direct Project Manager to work with unit 8 owner to move it.
- Project Manager to look into a new sprayed product that can temporarily “cocoon” a building and prevent it from being consumed in a forest fire.

7 **Next Meeting** is 1:30 pm Monday October 29, 2007 at Bravo Insurance Agency office in San Mateo.

635 Mariners Island Blvd #100
San Mateo, CA 94404

Executive session-

Board approved a personnel item to be effective Jan 1 2007

Meeting adjourned 10:45 am

Phillip Fisher

Board Secretary