

**RRPOA BOARD MEETING MINUTES**  
**Noon; Monday April 7, 2008**  
**Bravo Agency, Farmers Insurance, Foster City**

**Called to order 12:05 pm**

**Attending:**

Directors: Marsh Shambarger (President), John Bertone (Treasurer), Phil Fisher (Secretary), Bill Trevor, Dan Bosshart, Ted Jones.

Officers: Bill “Yates” Bauder (VP and Project Manager), Gene Campbell (Assistant Treasurer)

Others: Bob Schuchardt

**Absent:** Julie Rollofson (Director)

1. Called to order 12:05 pm
2. Minutes of Feb 4, 2008 meeting approved (unanimously)
3. President’s report—Welcome Dan Bosshart as new Director; Hannah 2<sup>nd</sup> opinion of peaked roof was received
4. Treasurer’s report—
  - 2007 Financial report approved (unanimously).
  - Bravo insurance was asked to write insurance portion of letter to homeowners.
5. Project Manager’s report- see attached
6. Old Business
  - Peaked roof entries- individual opinions were discussed and Hannah memo reviewed.
    - Board approved peak roof replacement for the 24 units with canopies subject to Board approval of drawings, material recommendations, costs, etc. (Fisher and Trevor opposed). Fisher requested his dissenting opinion appear in the minutes which is that Owners should have input on the design.
    - Board approved up to \$5,000 for an architect to do detailed drawings and material recommendations (unanimous) for the peaked roofs.
  - 2008 Election Rules approved (unanimous).
  - North Tahoe Fire Prevention District (NTFPD) presentation re defensible space (see attached)—
    - Board had previously appointed Project Manager as the contact with NTFPD.
    - Board to review the proposed Agreement for prescriptive rights, easement, etc., before proceeding. (Secretary to copy proposed Agreement and circulate to Board)
- 6 New Business
  - Discipline process – Board reviewed the discipline process in the Rules which starts with an informal process of a phone call or meeting between the party and either the Project Manager or Board member; then proceeds to a letter if no satisfaction. Dan Bosshart agreed to call the owners of unit 37 to discuss their son’s reported incidents of Rules violation.

- Executive Council of Home Owners (ECHO) journal March 2008 has recommended level of detail required per state law for Board meetings of Common Interest Developments (CID) such as RRPOA. These were reviewed and future minutes (starting with these) will conform.

- 7 Next meeting 9 am Saturday May 24, 2008 RR clubhouse
- 8 Adjourned 3:30 pm
- 9 A short executive session followed the meeting with Directors and Gene Campbell (Asst Treasurer) attending. Personnel matters were discussed.

A handwritten signature in cursive script that reads "Phillip Fisher".

Phil Fisher, Board Secretary

## **Project Managers Report**

1. Snow removal very heavy during Jan and Feb, but has since slacked off; seasonal snowfall only at 87% of normal
2. Beach bathrooms improvements completed
3. Rafter cap replacement at about 75 % done. It is scheduled when outside work is hindered by weather
4. Gate mechanism still has occasional complaints although works fine when Yates checks it
5. Bears/dumpsters -heavy bear activity reported throughout west shore, tracks sighted at RRPOA, but no break-ins. Carabineers are working.
6. Annual chimney inspection starts April 14
7. Roof replacement starting on 9-12, and 117-120
8. Rental building near Gatehouse needs a roof; will replace shakes with asphalt shingle. Skylight to be removed.
9. Lake view pool bathrooms to be improved later this year
10. Paving to be re-sealed where required this summer
11. Total estimated 2008 capital replacement budget about \$127,000
12. Employee manual needs review, Yates will copy and distribute to Board
13. 2 vs 3 panel window replacements: new requests to be judged on a case by case; and if the older style 2 panel windows are available.

**NTFPD presentation**  
**By Stewart McMorrow**  
**Forest Fuels Program Manager, NTFPD**  
**530 308 0574**  
**mcmorrow@ntfire.net**

1. See attachments of proposed agreement letter with Nevada Fire Safe Council, intro letter from NTFPD, scope, and map.
2. Background—the state of Nevada has accumulated federal funds as part of Nevada Land Management Act, which allows redistribution of the funds to other states for fire prevention. \$5 MM has been granted to 7 different CA fire prevention districts. The relevant Lk Tahoe fire protection agencies, TRPA, US Forest Service, Cal fire, etc., to decide where and how to spend the \$.
3. This money is directed at protecting primarily private property, because they have little authority over BLM, State Parks, etc.
4. The Nevada Fire Safe Council (NFSC) is the agency that actually distributes the money and signs the agreements with each property owner. The NTFPD is a contractor to the NFSC and is assigned to work out the details with each property owner and to execute the work.
5. NTFPD typically asks for some contribution from property owner, but is willing to accept work-in-kind from our own crews to do other fire prevention work on our property.