

**RRPOA Board Meeting Minutes**  
**Monday, April 6, 2009**  
**McGinnis Park Golf Course Boardroom, San Rafael, CA**  
**(approved at May 23, 2009 bd meeting)**

1. Called to order 12:15 pm
2. Attendance: All Directors and Officers present\*, plus Ray O’Neal, Bob Schuchardt. Jan Briscoe, Gail Gabiati and Art Campos attended for their items only.
3. Board approved minutes of both Dec 23, 2008 conference call, and October 20, 2008 Board Meeting in San Mateo. It was noted that the February 2009 meeting was cancelled.
4. President’s report-defer to Project Managers report.
5. Treasurer’s report –Board asked (Trevor motion, Fisher second) for a report of 2008 P/L vs. the budget on a more detailed line by line basis and to distribute the 2009 budget in more detail, comparing it to the 2008 actual expenses. Motion passed 4-3 (Bertone, Jones, Campbell opposed). Board approved unanimously (Bertone motion/ Campbell second) the 2008 Financial Statement as presented at the meeting.
6. Project Manager report --
  - a. All slash piles on state park property now gone, Project Manager was asked to keep track of what it cost us to do the clearing on both our and state property to better position ourselves for next year’s negotiation.
  - b. RRPOA staff still working on end caps and repairs to splits and dry rot of end beams. This is a multi year project given the number of exposed beam ends throughout the Project.
  - c. Annual chimney cleaning and inspection (managed and paid for by RRPOA) using the same reliable contractor we used in last 2 years is done for 2009. Contractor says only minor repair issues found. Contractor will advise each Owner of identified problems. Contractor will replace any concrete fireplace bases at their cost that contractor installed that now show cracking.
  - d. 2009 Cap reserve Budget is \$163,053 – (Was \$170,183 per original budget for 2009 presented at October meeting, but we already did 3 roofs from that budget in 2008, and then added 2 more for 2009, so net is one less roof for 2009)

	<b>Item</b>	<b>\$</b>
1	Roof replacements, units 109,111,112, 113,115,116,122,123	89,200
2	Paving	10,851
3	Sealing	14,243
4	Add sand to beach	10,000
5	Building repairs and front entry remodels	20,000
6	Walkway replacement with asphalt	10,559
7	Deck Replacements with Trex, units 70, 71	8,200
	<b>Total</b>	<b>163,053</b>

\*Marsh Shambarger (President), John Bertone (Treasurer/CFO), Phil Fisher (Secretary), Ted Jones, Gene Campbell, Bill Trevor, Dan Bosshart, Bill Bauder (Project Manager)

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- e. Bears awake, no sign at Rocky Ridge, but break ins reported elsewhere. The Board agreed with Project Manager to defer putting plywood on the doors of units until more signs of bear activity in the Project.
- f. TCPUD Water and sewer cost increase—Following the meeting, the TCPUD advised that water and sewer for our units will be billed monthly, not quarterly as they are now, and new rates per unit are:

	<b>Monthly now</b>	<b>Monthly effective April 1, 2009</b>	<b>Annual increase</b>	<b>% increase</b>
water	\$43.76	\$47.00	\$38.88	7.44%
sewer	\$17.65	\$20.75	\$37.20	17.56%
total	\$61.41	\$67.75	\$76.08	10.32%

- g. BMP---We are still working on Best Management Practice (BMP) for run off. The Rocky Ridge road connection to Hiway 28 is crowned and requires a re-orientation of the slotted drains.
- h. Water metering- The TCPUD is still considering high tech water meters that don't require manual reading of the dials to be installed on all billed users in their jurisdiction. Project Manager guesses about half of our older units (1-69) aren't metered individually so it would be expensive to convert (piping and meter changes). The TCPUD is wrestling with this subject of how to retrofit older units such as ours and may ask for a meeting of the condo associations.

7. Old Business:

- a. Gabiati (unit 39) windows—Board agreed unanimously to re open the appeal of the Board's prior decision to require 2 equal sized panel windows for remodels of the 36 units that have 7 foot wide bedroom windows. Gail Gabiati and Art Campos, owners of unit 39 that is one of theses 36 units, were present and spoke in favor of approving the 2 unequal sized panel windows as installed. The Gabiati's had previously submitted a letter from their doctor about the difficulty of seniors moving heavy window panels, meaning they didn't want to go to 2 equal sized panel windows. The Board recognized that 10 other of the 36 units with 7 foot bedroom windows have already been replaced with double glazed standard commercial 3 pane windows (center fixed and 2 moveable side panels).
  - 1. Trevor moved/Fisher second to change our policy in the 36 units with 7 foot exterior bedroom windows that remodels will require commercially available 3 panel windows consistent with the double glazed 3 panel windows now installed around the Project. Passed 6-1 (Bertone opposed)
  - 2. Trevor moved/Fisher second to require Unit 39 to install such 3 pane windows per new policy above, making it clear that the currently installed 2 unequal pane windows are unacceptable. Passed 7-0.

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3. Trevor moved/Fisher second for RRPOA to compensate owners of unit 39 half the cost (cost of windows only, not labor or trimming, painting) of two commercially available 3 panel windows (approx \$400 total compensation value); and for RRPOA staff to install both windows, to install exterior trim, and paint the exterior, all at RRPOA expense. Owner of Unit 39 to install any interior trim and do any interior paint at their expense. Board directed Project Manager to work with Owners to handle the window purchase, compensation and the installation. Passed 7-0
- b. Polk (unit 9) short payment of 4q2008 association dues will be handled like any other late payment, meaning RRPOA will proceed with all required legal notice of delinquency and lien. Owner needs to make their case for the short pay reason separately.
  - c. Jacuzzi timing- Project Manager lengthened shut off time due to low occupancy in shoulder months
  - d. TRPA and buoys—Per our consultant Jan Briscoe, the TRPA is still working on the policy of how many buoys allowed for condo associations, where to locate them and how much the TRPA will charge the associations for them (both one time and annually). The TRPA recognizes that condo associations with marinas around the lake all have different issues re water level, dock length, buoy application policies, etc. Jan believes the first requirement will be for associations to submit to the TRPA the number of buoys approved by State Lands or other governmental bodies.
  - e. TRPA and boat inspections—The TRPA may require all boats to be inspected before launching for hull cleanliness to prevent ecological threats to the lake, and to require certification that each boat's engines have been tuned for high altitude. These requirements may result in full time inspectors and a hull washing facility at all boat launch ramps.
  - f. Neill (unit 54) proposed deck stairs to yard- Neill's now plan to present a proposal at next meeting .
  - g. Water shut off responsibilities—Marie Phipps has asked us to reinforce to owners, perhaps by newsletter, that RRPOA will not be responsible for shutting off the water in vacant units because there is no way to guarantee that renters, contractors, cleaners or others directed by owners will not later re-open the valve. If rented through an agent, then agent is responsible for shutting off water.
8. New business :
- a. Horseshoe pit request- Possible downsides are heavy horseshoes flying around where children are present, and the tripping risk of the horseshoe pole. Board unanimously agreed not to consider this for safety and other reasons.
  - b. Rent change request from Ray O'Neal for office building --Ray presented his case for rent reduction which essentially is that the downturn in the economy has seriously damaged the rental and real estate sales market in Tahoe City area. It was pointed out that Marie Phipps of O'Neal's office does a lot of favors for owners as a service to RRPOA. Competitive rents in the Tahoe

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City area are in the range of \$2/sf/mo. Ray requests a \$2.00/sf/mo rent (down from \$2.93/sf) for the 1000 sf office building he rents from RRPOA. Trevor motion/Bosshart second to amend the lease to \$2,000/mo until June 30, 2010 effective April 1, 2009, and to cancel all options in the lease beyond June 30, 2010 (passed unanimously). Dan Bosshart to write a letter amendment to the lease.

- c. Lobbying for new left turn lane on east bound Hiway 28 into RR—Placer county is looking at relocating offices to sites on Hiway 89. If so, Cal Trans is likely to provide left hand turn lanes. Board recognizes there is no way for us to leverage this without political influence to support us.
- d. Nominating committee for 2009 election-- Terms expiring this fall for Fisher, Bertone, Jones, Bosshart (who was appointed by Board in Feb 2008 to fill Benveniste resignation). All agreed to re-run and therefore no nominating committee is necessary.
- e. Executive session- A short executive session was held (Directors only) to discuss personnel issues
- f. Meeting adjourned 3:00 pm

**2008-2009 RRPOA Board meeting dates**

<b>Day</b>	<b>Date</b>	<b>Time</b>	<b>Location</b>
Monday	October 20, 2008	1 pm	Bravo Farmer's Foster City
Monday	February 2, 2009	TBD	Cancelled
Monday	April 6, 2009	noon	McGinnis Park, San Rafael
Saturday	May 23, 2009	9 am	RR Clubhouse
Saturday	Sept 5, 2009	9 am	RR Clubhouse
Monday	October 19, 2009	1 pm	TBD

Respectfully Submitted



Board Secretary