

RRPOA Board Proposed Minutes
9 am, Saturday, May 29, 2010
Rocky Ridge Beach Clubhouse

Called to order 11 am

Directors Attending: Marsh Shambarger, John Bertone, Phil Fisher, Ted Jones, Bill Trevor, Gene Campbell, Dan Bosshart

Officers and Committee Members Attending: Bill Bauder (Project Manager) , Roger Gault, Bob Schuchardt,

Others Attending: Marie Phipps, Ray O'Neal, Jan Brisco (for buoy issue only)

1. Motion to Approve minutes of April 5, 2010 M/S Shambarger/Fisher. Unanimous approval
2. President's report- Shambarger: defer to Project Manager
3. Treasurer's report – Bertone
 - a. Motion to approve 401 k plan for employees. M/S Bertone/Trevor, Unanimous approval
 - b. Ytd budget vs. actual There are some timing differences of actual expenses vs budget, but ytd we are on course overall.
 - c. Owners in arrears on fees-- 3 owners delinquent: Bosshart (to be settled today); Shea (late about \$5,000) and Polk (small claims court on June 22 in Tahoe City). Motion: "To lien Shea again for more recent delinquencies." M/S Shambarger/Trevor Unanimous approval
 - d. Members in good standing: Motion: "To include in future delinquency notices that the Owner is no longer a Member in Good Standing and is subject to limitations per CCR's and ByLaws; and that all members delinquent on payments at any time are not Members in Good Standing until that Owner settles all accounts." M/S Fisher/Bertone; Unanimous approval.
4. Project Manager report --Bill Bauder.
 - a. Current work (see attached)
 - b. Reviewed 2010 Capital Reserve budget (see attached)
 - c. Replacing concrete entryways with colored asphalt: following the meeting at the Clubhouse, the Board met at unit 53 and 54 to review the asphalt paving that replaced the broken concrete entryway. The Board reviewed all the options presented by the Project Manager. Motion "To approve the use of asphalt (without coloring) per the style of units 53 and 54 to replace broken concrete entryways" M/S Trevor/Shambarger, Unanimous approval except Bosshart absent
 - d. Bear report- No sightings on the RRPOA property, although lots of sightings reported around the lake.
5. Old Business:
 - a. Buoys: Update per Jan Brisco:
 - i. TRPA will be inspecting all buoys in place vs applications in June
 - ii. We are providing TRPA the required scenic baseline view

- iii. If inspection and baseline view are OK, then we get our tags and permits for our 19 buoys
- iv. Since it's first year TRPA is doing this, TRPA is still working on methods to gather the locations of all buoys, how notices of deficiencies will be handled, how to enforce deficiencies, etc.
- v. Injunction from League to Save Tahoe and Sierra Club case to be heard late summer or early fall, so probably no chance of additional buoys this season.
- vi. Jan Brisco still advises that our approach of applying for only the 19 State Lands Commission approved buoys will better position us to apply for more buoys upon settlement of the lawsuit.
- b. Association Master Insurance –Roger/Marsh: Marine Insurance has been bound for April 1 to Oct 1 saving us about \$4,000 because it's only for 6 months
- c. Association Health Plan for employees: New policy in place. Yates has the Blue Cross HSA \$1500 (80/50) policy.
- d. Providing electronic financial reports to Board and Owners as electronic files (Trevor): defer to next meeting

6. New Business:

- a. Proposed new deck stair design from Neil, unit 54 Motion: “Deny application”: M/S Bertone/Shambarger Unanimous Approval. Trevor offered to look into the issues of allowing an Owner to build on the common area. Project Manager agreed to explain the Board reasons to the Neil's.
- b. 2010 elections—
 - i. Shambarger, Trevor, Campbell terms expire. Some may not run again depending on other Owners who might want to run. Project Manager agreed to contact others who have expressed interest.
 - ii. Motion: “Appoint Project Manager as 2010 Election Inspector” M/S Trevor/Fisher Unanimous approval.
- c. Unit 7 wants to install a 53x48 window in LR opposite the fireplace as has been done in similar units of this style throughout RRPOA. After the meeting in the clubhouse, the Board toured unit 41 with a similar window. Motion “Approve the window installation for unit 7 per the owner's proposal.” M/S Campbell/Fisher Unanimous approval except Bosshart absent
- d. Schuchardt wants to add trespassing issues to next meeting: He asked Board to review memo re trespass that he distributed, and have a board member join him to meet local Supt of State parks to address limiting access from Burton Creek State Park.

7. Next meeting Dates:

Day	Date	Time	Location
Saturday	Sept 4, 2010	9am	RR Clubhouse
Saturday	Sept 4, 2010	11 am	RR Clubhouse (Ann Meeting)
Monday	Oct 18, 2010	1 pm	TBD
Monday	Feb 7, 2011	1 pm	TBD

Meeting adjourned at 11:45 am

Project Manager Report for 5/29/2010 Bd meeting

1 Entry roofs 42,43,38,39,46,47 Complete. Only 45,48 left to do.

2 Units 61 and 62 showed significant water damage to roof joints and had to be rebuilt. This building (61-64) was built by a separate contractor and is known to be a continuing problem due to its poor original construction.

3 Roofs at 107, 108 and 103, 104 are done. Only roof left to do is flat roof on maintenance building.

4 Spa Plastering both pools—slow going in bad weather, county requires additional handrail on upper pool spa. Over budget because original plan was only one spa.

5. Deck replacements to occur on 82, 83 and 98,99 (unless cap reserve budget constraints requires deferral of 2 decks)

6. Asphalt Sealing to start soon—this is necessary to do every year as it keeps water from getting under the asphalt

7. Repairing broken concrete in entry walkways—See board approval of asphalt.

8 Chimneys—Annual Inspection (paid by RRPOA) complete, no major problems found

9. Water savings--Found and fixed 5 leaks in irrigation system

10. Note: new law requires dual pool drains and new design pool drain caps to prevent accidental drowning, so likely we will add this to lower pool for about \$2,000 (mostly permit fees) . Upper pool OK as is.

Current 2010 Cap reserve Budget:

Line	Item	Budget	New est	Over/ (Under)	Comments
1	Sealing	14,144	16,045	1,901	
2	Bldg Exterior	20,000	20,000	0	
3	Roofs	59,600	59,600		May be over, too early to be sure
4	Spa Plaster	10,000	21,575	11,575	2 vs 1 spa
5	Walkways	14,160	14,160		
6	Decks	24,000	12,000	(12,000)	May defer 2 decks to offset other overruns
Total		141,904	143,380	1,476	Other changes likely, so too early to increase budget