

RRPOA Board Minutes
9 am, Saturday, September 4, 2010
Rocky Ridge Beach Clubhouse
(Approved at Oct 25, 2010 Board meeting)

Board Members and Officers attending: Marsh Shambarger, Phil Fisher, Gene Campbell, Bill Trevor, John Bertone, Ted Jones, Bill “Yates” Bauder (Project Manager). Dan Bosshart arrived at 9:20am.

Others attending: Marie Phipps, Ray O’Neal

Called to order 8:50 am

1. Executive Session to review Owners in arrears and lawsuit status, and approve Exec Session minutes of July 3, 2010. Six board members attending, only Bosshart missing.
 - Exec session minutes of July 3, 2010 Approved unanimously of Board present M/S Trevor/Bertone
 - Trevor reviewed Unit 9 issues chronologically
 - Project Manager directed to get the building inspector onsite to review the issues raised in the letter from the county
 - Project Manager filed small claims court for Shea late payment for 2q2010. Court date is Sept 28. 2010
 - Closed exec session at 9:15pm
2. Approve minutes of May 29, 2010
 - M/s Bertone/ Campbell, unanimous of board present
3. President’s report- Shambarger
 - Thanked Campbell and Trevor for their service to board
 - Thanked Marie for her service to RRPOA
4. Bosshart arrived 9 :20 am
5. Treasurer’s report – Bertone
 - No questions re current financial reports
6. Project Manager report --Bauder.
 - See List attached
7. Capital Reserve Budget
 - Now \$8,085 over budget
 - Motion to approve revised budget: M/S Bertone/Shambarger, Approved unanimously
 - Board to look at borrowing from Op budget to fund, providing enough funds.
8. Old Business:
 - a. Buoys:
 - i. TRPA now processing permits for our 19 buoys
 - ii. Re applying for new buoys, from first court hearing re the injunction, it appears new buoy applications will probably not be resolved until mitigation requirements for new buoys, if any, are determined by a court.
 - iii. Shore zone policy still flawed as viewed by all sides.

- iv. Project Manager to distribute his summary of the buoy history at meeting.
 - v. Bill Trevor agreed to be the spokesman to the owners at the Owners meeting re the rights of Board members for first right to a buoy
 - vi. Board agreed to improve communications with boat owners on the policy
 - b. Over 45 email consent forms submitted.
 - c. Bears- There have been some recent break ins into empty units, one entry into an occupied unit, and lots of sightings, including bears with cubs. Project Manager to contact Garbage company re replacing our dumpsters with automatic latching for bear proofing.
 - d. Deck stair design from Neil, unit 54: Motion to approve Neil step modifications as presented to Board and then modified by Project Manager, providing the deck rails match the adjacent units in height and appearance.: M/S Trevor/Campbell Unanimous approval
9. New Business:
- a. Charter Cable offer to be sole supplier and granting them access to our units: Motion to deny the offer: M/S Bertone/Trevor Unanimous approval to deny.
 - b. Ban charcoal BBQ's?; Board agreed to review with Homeowners at annual Owners meeting and then take up at next Board meeting
 - c. Shutoff valves on natural gas BBQ's: Board agreed to make an announcement to Owners reminding them that plumbing code requires shut off valves to nat gas BBQ's.
 - d. Henning Unit 11 request to add a natural gas line for new Forced Air heater (FAH) unit in crawl space and new natural gas fired BBQ and install per plumbing code: Motion to approve the proposed installation: M/S Bertone/Bosshart; Approved Unanimously
 - e. Smoke alarms: Board to consider at future meetings whether to require changing smoke alarms in every unit from ionization to light sensitive. Board to consider the cost to homeowners and/or HOA, technical aspects and availability.
 - f. Real estate situation: 9 units still for sale; no sales of any during the summer.
 - g. Trespassing issues: Bob Schuchardt reviewed his memo to Board. Bob does not believe we have an easement on our beach for public use. State Parks has agreed to not run races through Rocky Ridge; has agreed to put in a more developed trail direct to Tahoe City from new proposed campground. Issue of distributing flyers to bike shops and putting up signs at entrances to be considered at later meeting.

10. Adjourned 10:30 am

Respectfully submitted

Phillip Fisher

Next meeting Dates:

Day	Date	Time	Location
Monday	Oct 25, 2010	1 pm	Marin
Monday	Feb 7, 2011	1 pm	TBD
Monday	April 4, 2011	1 pm	TBD
Saturday	May 28, 2011	9 am	RR clubhouse

Project Managers update of current projects

1. All new peaked entry ways complete: 38,39,42, 43, 45, 46,47, 48, 61,62
2. All scheduled roof replacements complete 103-104, 107, 108 61-62
3. Both spas re-plastered, new “Virginia Graham Baker” drain (i.e., a drown proof drain) installed on lower pool
4. Asphalt roadway sealing complete
5. Walkways repaved at units 17,18, 33,34,35, 36, 49, 50, 51, 52,103, 104
6. Landscaping and irrigation modification resulted in 50% water savings from last year:
 - a. Split systems for more specific usage
 - b. Re-planted several planting areas with new irrigation
 - c. Better sprinkler controllers
 - d. Replaced leaky valves
 - e. Reduced water flow to native vegetation
 - f. Lawn aeration
7. Exterior painting continues
8. Deck oiling this fall
9. Deck Replacement with composite boards on units 90, 91 this fall
10. Various landscaping ongoing efforts this fall: brush cutting, lawn aeration, tree removal