

**Rocky Ridge Board Meeting Minutes  
Peninsula Golf and Country Club  
Noon, Tuesday, February 8, 2011  
(approved at April 4, 2010 board meeting)**

(These notes were taken by Bill Trevor, to be approved at next Board meeting)

**Directors Present:** Marsh Shambarger (Pres), John Bertone (CFO/Treasurer) , Steve Dohrmann, Bob Schuchardt, ( 4 Directors qualifies for quorum)

**Absent Directors:** Phil Fisher (VP and Secretary), Ted Jones, Dan Bosshart.

**Other Officers Present:** Bill Bauder (VP) , Gene Campbell (Asst Treasurer)

**Others present:** Roger Gault, Bill Trevor

Marsh called the meeting to order at noon. The matter of insurance was added to the agenda, and Bob Schuchardt asked for an executive session at the end.

No additions or corrections to the October 25 minutes. M/S:  
Dohrmann/Schuchardt. Approved unanimously.

1. **CalTrans**-Marsh commended Bob Schuchardt on his success to date on the correspondence with CalTrans regarding the left turn lane. See most recent letter attached from CalTrans regarding widening the eastbound lane at the left turn entrance and item 5c below.
2. **Treasurer's report** -
  - a. No questions on the statement.
  - b. Under budget for the year end 2010, we're in good shape.
  - c. Possibility of adding a bad debt provision to the budget (we now have them whereas in the past we didn't have that problem). John prefers not to add them, believing them unnecessary at this time. Best to review bad debts from time to time as they come up, and then, if necessary, include an accounting provision in the budget for bad debts.
  - d. Discussed Shea's balance due and decided to take appropriate collection steps.
3. **Project manager** - see Project Manager report below for additional information
  - a. No self-latching dumpsters are currently available from Tahoe Truckee Disposal who collects our garbage from our dumpsters. We can buy new dumpsters with bear proof latches from Tahoe Bear Box company at \$2,100 each for 13 dumpsters . (See DSFL series on [www.bearbox.org](http://www.bearbox.org) ) No retrofits available. Even if we buy them, Tahoe Truckee disposal company will not repair or maintain them. The Incline garbage company WILL maintain them but does not pick up in our area. There may be public pressure to require bear proof

dumpsters given frequency of problems in Tahoe City. No Board action proposed.

- b. No change to the 2010 and 2011 reserve budgets (see below).

#### **4. Buoys and Boats – Schuchardt**

- a. Lease amendment to State Lands Commission were approved by email by the Board for converting swim raft to buoy, bringing total buoys available to 20. Reconfirmed the email approvals at this meeting. Bob sent in the lease amendment, and as usual we need a formal application with lists of all the CCRs etc.. Bob will gather the requested documents and complete the request. Fee was \$1000. Bob is optimistic that amendment will be approved. It is to be put on the consent calendar (meaning we don't have to appear).
- b. Consideration to be given to submitting an application to the State Lands Commission to lease additional buoys. Thinking is to have a more current application, incorporating references to all the prior applications, hopefully to work to our advantage with full understanding that TRPA still will have input.
- c. A "checklist" for the buoy person has been drafted and will be given to the buoy person as a job description.

#### **5. Old Business –**

- a. Charter contract proposal – down to 5 years and no automatic renewals. Much wording changed. Exclusive right to market services (but no door to door) allowed. We would get \$7650 fee for the exclusive marketing services. There are still several questions remaining and negotiations will continue. No fiber-optic options presently in the basin.
- b. Exposed aggregate – Has been too cold to do anything so far this winter. Roger says that the paver tiles at a project in in South Lake Tahoe were done last year and looked great. He asked for a bid for Rocky Ridge. His neighbors at Rocky Ridge on both sides will participate for paving tiles as a test bed to see what it looks like, similar to coloring the asphalt. Yates is concerned pavers may be more difficult for snow removal. Yates will get bids on pavers, concrete and colored asphalt for the entryways. Yates notes that pavers may require either complete removal of all concrete, (meaning in some cases removal and reinstallation of stone separating walls), or at the minimum concrete sawing which will leave a narrow border of concrete around perimeter. Options are available for the border to the pavers: concrete rim or flex steel. Yates to get estimates.
- c. Cal Trans left hand turn lane at entrance to Rocky Ridge – Cal Trans will put in a widened lane but no striped left turn lane. Bob will push CalTrans to "paint" in the left turn lane, since they are widening the road anyway. Will also suggest a crosswalk at that point. Good progress but Bob will continue lobbying for the left turn lane and a

crosswalk. Preliminary drawings already done. No date as yet, but probably this year (May through October).

d. Website – No word from Jon Carlson.

**6. Insurance.**

a. Early bids seem to be a slight reduction in the premiums for this year. We will also be able to get the marine insurance for the six month period, May to November. Roger will email information as the others come in and match things up.

b. Ethics – Conduct/Conflict of Interest policy. Tabled until the next month for input from the directors absent at this meeting.

7. **Wire mesh fence/deck** – board viewed and approved the proposed wire mesh that Yates brought, to be installed on units 70 and up.

8. **Adjournment**--Meeting was adjourned by Marsh at 2:20 pm.

9. **Executive Session** was held after the meeting which included Trevor and Yates

Next meeting dates and locations:

<b>Meeting</b>	<b>Day</b>	<b>Date</b>	<b>Time</b>	<b>Location</b>
Board	Monday	April 4, 2011	noon	McGinnis Park, San Rafael
Board	Saturday	May 28, 2011	9 am	RR clubhouse
Board	Saturday	Sept 3, 2011	9am	RR clubhouse
Annual Owners	Saturday	Sept 3, 2011	11am	RR clubhouse
Board	Monday	Oct 17, 2011	noon	TBD

Respectfully submitted



Phil Fisher, RRPOA Secretary

# Project Managers Report

February 8, 2011 Meeting

1. Tahoe Truckee Disposal does not offer self closing dumpsters. We can buy dumpsters for around \$2100 ea.
2. Improve entrance landscaping. Plans underway in Spring to pull out mugo pines, redo sprinklers, plant flowers in entrance planters, refurbish lawns
3. No bear sign since bear was shot at Bacchi's restaurant in Lake Forest
4. Snow Removal: heavy in December, minimal in January
5. Reserve budget s for 2010 and 2011 have not changed.

## **Projects ongoing**

1. Upper pool bathrooms remodel
2. Beach Clubhouse Movable Bar -Chum almost done

## **Old Business**

1. Filed Abstract of Judgment against Shea and filed new small claims

## **Proposed wire mesh/fence for units 70 and up**



**RRPOA 2010 Cap Reserve Budget**

New Estimates as of :		Final			
Line	Item	Budget	New Estimate	Over/(under) budget	Comments
1	sealing	\$ 14,144	\$ 16,045	\$1901	
2	buildings exterior	\$ 20,000	\$ 21,291	\$1291	includes entry roofs on units 38,39,42,43,45,46,47,&48
3	roofs	\$ 59,600	\$ 61,790	\$2190	1/2 maintenance building roof (rot) and 103-104 & 107-108
4	pool	\$ 13,000	\$ 27,525	\$14,525	both spas and lower pool vgb
5	walkways	\$ 14,160	\$ 14,712	\$ 552	units 86,87,103,104,49,50,51,52,33,34,35,36,17,18
6	decks	\$ 24,000	\$ 13,336	(\$10,664)	units 90-91
	<b>Total</b>	\$ 144,904	\$ 154,699	\$ 9,795	over budget for year

**RRPOA 2011 Cap reserve Budget**

New Estimates as of :		1/20/11			
Line	Item	Budget, \$	New Estimate	Over/(under) budget	Comments
1	Sealing	16,824			
2	Bldg exterior	20,000			
3	Roofs	119,600			Units 1-4, 25-28, 93-96
4	Spa Bathroom	7,500			
5	Walkways	4,500			
6	Decks	36,00			Units 74,75,78,79,82,83
	<b>Total</b>	204,424			

