

Rocky Ridge Board Meeting Minutes
McGinnis Park Golf Course Restaurant
San Rafael, CA
Noon, Monday April 4, 2011
(Approved at June 2, 2011 Board Meeting)

Attending Directors: Shambarger, Bosshart, Fisher, Dohrmann, Bertone, Schuchardt, (Jones resigned, so all 6 Directors present)

Attending Officers: Campbell, Bauder

Others attending: Ray O'Neal, Jon Carlson

1. **Approve Minutes of Feb 8:** 2010 Cap reserve budget item no 6 deck needs a zero. M/S Dohrmann/ Schuchardt to approve with comments. Approved by all.
2. **Presidents Report** Ted Jones resigned, so Board to consider vacancy in executive session.
3. **Treasurer's report -**
 - a. 2011 Budget status ytd and forecast year end. Budget Ok through February. March expenses may be over budget due to hiring temporary employees to shovel roofs. May have a year end issue at \$5/gal gasoline. New snow blower purchased in partnership with Clauss (contractor who rents our building) Bertone motion to transfer \$30,000 from Property to Operating fund to cover purchase of new blower. Second by Dohrmann. Approved unanimously
 - b. Delinquencies/liens: Shea owes us \$12,885 (5 quarters plus interest). We filed for 4 of the quarters in small claims court.
 - c. Approve 2010 Financial Report -- Bertone motion to approve as published to Board. Seconded by Dohrmann. Approved unanimously.
4. **Project manager Report-**
 - a. Snow removal- Staff has been very busy. 2nd highest record snowfall in total feet and 3rd highest record in water content
 - b. Annual chimney inspection complete—owners to be notified where repairs necessary
 - c. Hwy 28 entry appearance improvement, landscaping and spring prep to start upon snowmelt.
 - d. Exposed aggregate entryways trial—Can't get contractors in yet to take a look for a bid
 - e. Bear sightings on Dollar Hill (sow and 2 cubs), but no activity in Rocky Ridge
 - f. Cap reserve budget status -no change to budget
 - g. Schedule for replacing wire mesh handrails on the 24 units from 70+; likely to be multi year project to coincide with deck repairs.
 - h. Upper pool wintertime operation. M/S Bosshart/Dohrmann Close upper pool from mid October to Memorial Day. Approved by all (note spa will remain open on holidays)

- i. Renter rules: M/S Fisher/Schuchardt Project Manager to provide an abbreviated set of renters rules and a method to see that they are distributed to all current renters . Approved by all.

5. Old Business –

- a. Buoys and Boats—Schuchardt, Dohrmann
 - i. History- Schuchardt reviewed our buoy file history and the current injunction requiring TRPA to re work the shore zone ordinance.
 - ii. Board to revisit applying for new buoys upon better information.
 - iii. Swim platform conversion to a 20th buoy -- State Lands Commission to put on next consent calendar.
 - iv. Owner applications for the 19 existing buoys and lottery was conducted last October and buoys assigned.
- b. Charter contract status-- Schuchardt, Dohrmann—The changes to agreement proposed by RRPOA have not been accepted by Charter. Charter provided a few (but not very compelling) reasons, why it is a benefit to RRPOA. Current contract status is negotiations are at an impasse.
- c. Cal Trans left hand turn lane and pedestrian crossing at entrance to Rocky Ridge – Schuchardt . Bob reviewed his communications with Caltrans. He reported that Caltrans is relying on speed studies as its basis for refusing to relocate the 45 mph sign to the east of Rocky Ridge Road and for refusing to stripe a left turn lane.
- d. Insurance- Roger Gault : 2011/2012 Insurance has been placed with CIBA based on unanimous email vote by Board prior to meeting.
- e. Website –Jon Carlson. Jon distributed a draft of outline. Board approved to continue work and provide Jon with PDF's of documents (Phil)
- f. Board agreed to consider CCR's revision to include description of ownership, maintenance and insurance. Bosshart, Schuchardt and Trevor to assist.

6. New Business

- a. Ethics – Conduct/Conflict of Interest policy. M/S Shambarger/Dohrmann, pending additional minor comments, to separate the 2 documents and prepare for signatures. Approved by all except Schuchardt who abstained.

- b. Snow Blower Financing—M/S Dohrmann/Bosshart to approve prior email vote. Approved by all.
 - c. Snow blower sharing agreement (Bob Shuchardt). Clauss wants to stick with \$1MM liability, while we carry \$10MM. Bob to ask Roger Gault if our insurer thinks we are exposed because Clauss's liability is only \$1MM. Bob to distribute final copy of sharing agreement to Board
7. **Executive Session:** Jon Carlson was unanimously appointed by the Board to fill Ted Jones vacancy (whose term expires this year). Employee issues including payroll and Proposed Employment Policy were reviewed.

Respectively submitted



Next meeting dates and locations:

Meeting	Day	Date	Time	Location
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

RRPOA 2011 Cap reserve Budget

New Estimates as of :					
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	36,000			Units 74,75,78,79,82,83
	Total	204,424			