

**Draft Rocky Ridge Board Meeting Minutes**  
**RRPOA Clubhouse**  
**9 am, Saturday, Sept 3 2011**  
**(Approved at Oct 25, 2011 Board Meeting)**

**Directors Attending:** Marsh Shambarger, Phil Fisher, John Bertone, Jon Carlson, Bob Schuchardt, Steve Dohrmann, Dan Bosshart (arrives 9:07 am)

**Other Attending:** Bill Bauder (VP and ProjectManager), Gene Campbell (Asst Treasurer), Bill Trevor (Insurance and Legal)

1. **Approve Minutes of Thursday June 2, 2011** M/S Dohrmann/ Schuchardt; approved by 6 attending Directors
2. **Presidents Report**
  - a. Appreciation to Project Mgr for landscaping improvements
  - b. Suggest self nomination for election of new President at October meeting as Marsh will not run again
3. **Treasurer's report -**
  - a. 2011 Budget status ytd and forecast year end: July statement shows no obvious ytd problems. Unless surprises, year end forecast still looks OK
  - b. Delinquencies/liens. All delinquencies now current
  - c. Capital reserve budget update (See table below)
  - d. Now reviewing asset depreciation schedule for our taxes
  - e. Now reviewing future years cap reserve requirements to assure we are adequately funded
  - f. Bertone Motion: Transfer \$30k from property funds to cap reserve. Seconded Shambarger; approved unanimously
4. **Project Manager Report**
  1. Landscaping: Finished newly planted areas among the units and hwy 28 entry
  2. Deck replacements units 82-83 & 86-87 to start ASAP
  3. Roofs: 1 building (units 93,95,96) this fall (only one building roof left to do in 2012 after this)
  4. Exterior painting ongoing
  5. Brush cutting and tree removal ongoing. Trees along State Park border experiencing mistletoe invasion which weakens the trunk.
  6. Lawn aeration to occur this fall
  7. Deck oiling all units this fall
  8. Bears: Units 1, 2, 4 and 20 had windows broken, and 2 of the 4 units were entered Also had several broken car windows; but no front doors broken.
5. **Old Business -**,
  - a. **Entryways:** Thin pavers that work in the Lk Tahoe environment that can be installed directly over exposed aggregate without having to

demolish the underlying exposed aggregate has been identified by Jon Carlson. Project Manager has seen it, discussed with the contractor how it is installed and how well it holds up. He agrees it is a viable alternative. It was also pointed out that the Board selecting the paver (as opposed to the Owner selecting it ) maintains the RRPOA clear responsibility for the entryways as part of the exterior of the building. Motion (Phil Fisher): Install the thin pavers on units 54 and 55 as a test to be finished before Oct Board meeting. Board to select the color and style paver ASAP. Project Mgr to work out locations where Entryway Team can see the pavers for recommendation to Board. Walkways to remain unchanged. Seconded Dohrmann; passed unanimously

- b. **Buoys and Boats/TRPA**— Schuchardt, Dohrmann, Trevor: No change in status of TRPA authority due to court decisions. Buoy committee to address if split season lottery will be required next year based on number of buoys that were actually used this year and number of buoys available next year.
- c. **Cal Trans** left hand turn lane and pedestrian crossing at entrance to Rocky Ridge –Schuchardt: Construction has started to widen the lane, but CalTrans refuses to paint the left turn lane or arrow
- d. **Insurance**- Roger Gault not present, but broker change-over now complete
- e. **Website update** –Jon Carlson. Very quiet feed back from Owners, looking for additional content such as historical pix, events, etc.
- f. **CCR's revision**
  - i. Bosshart, Schuchardt and Trevor to instead provide a plain language description of the maintenance and ownership definition between Owners and RRPOA for the next Board meeting.
  - ii. Bosshart to finish letters to those owners have not yet deeded their common area to RRPOA

## 6. New Business

Next meeting dates and locations: Note Yates is away Oct 12- 21

Meeting	Day	Date	Time	Location
Board	Saturday	Sept 3, 2011	9am	RR clubhouse
Annual Owners	Saturday	Sept 3, 2011	11am	RR clubhouse
Board	Tuesday	Oct 25	noon	Peninsula Country Club
Board	Monday	Feb 6,	noon	Marin- McGinnis Park
Board	Monday	TBD April 4,11, or 18		TBD

**RRPOA 2011 Cap reserve Budget as of 9/3/2011**

<b>Line</b>	<b>Item</b>	<b>Budget, \$</b>	<b>New Estimate</b>	<b>Over/(under) budget</b>	<b>Comments</b>
1	Sealing	16,824	\$14,062	(2,762)	
2	Bldg exterior	20,000			Unexpected repairs to exterior that may arise during deck replacement
3	Roofs	119,600	111,060	(8,540)	Units 1-4, 25-28, 93-96
4	Spa Bathroom	7,500	7,239	(261)	
5	Walkways	4,500			
6	Decks	36,000			Units, 78, 79, 82, 83, 86, 87*
	<b>Total</b>	<b>204,424</b>	<b>132,361</b>	<b>(11,563)</b>	

Note: for Deck Replacements: units 74, 75 were on original list, but 86 and 87 had dry rot so they were substituted. Units 74, 75 are now on next years list

Adjourned 10:45 am

Respectfully submitted



Phil Fisher

Secretary RRPOA