

# RRPOA Board Meeting Minutes

Oct 23, 2012, noon

Peninsula Golf and Country Club, San Mateo, CA

Call to order: 12:01pm

## Attendance

Directors: Steve Dohrmann, Bob Schuchardt, Jon Carlson, John Bertone, Marsh Shambarger

Officers: Bill "Yates" Bauder, Gene Campbell

Others: Bill Trevor, Phil Fisher

## 1. Phil Fisher departing comments

- Steve thanked Phil for his years of service as President as well as previous years as Secretary/Board member
- Phil shared his thoughts and an email on what we are doing well and areas we may need to address in the longer term

## 2. Approve minutes of Sept 1, 2012

- Approved unanimously

## 3. Treasurer's Report (John)

- John moves we transfer \$30,000 from the Real Property fund to the Replacement fund. Unanimously approved.
- Bank account signatures need to be updated with new officers, John will work with them

### A. Approval of Nov letter to homeowners

- Jon moves we approve the letter subject to minor revisions necessary after this board meeting. Unanimously approved.

## 4. Project Manager's Report (Yates)

- Reserve/repair projects complete for this year, reserve budget was \$163,754 and actual was \$164,131.
- John moves we approve the reserve budget variances per the attached Cap Reserve Budget Summary. Unanimously approved.
- Yates reported on the status of various projects around the property.

## 5. Old Business

### A. Beach area parties and reservations

- I. Parties on Sept 7 & 8 prevented several homeowners from enjoying the beach with their guests all through Sat and Sun, apparently tents and trash were still up. Reservations should run from 4pm to 10pm.
- Discussed nature of the parties that are occurring when reservations are made, as well as reviewed the rules in place.
  - Due to current problems with larger party reservations, the board is going to prohibit reservations effective immediately. A board committee will be formed to consider revamping rules for reservations.
  - Bob moves to prohibit reservations immediately, unanimously approved.

### B. Buoys (Bob/Steve/Bill)

- Homeowner buoy applications are being prepared and are going out
- TRPA shore zone ordinance is still pending and so they will not process any buoy applications until that is adopted. Basically there is effectively no change to the current regulatory status.

- Pier signs saying load/unload and warning about watching out for boaters will be in place next spring. A new ladder for getting in and out further inshore from the boat loading piers will also be installed by spring.

***C. Common Area Title Issue (Dan)***

***D. Bears (Yates/Phil/Steve)***

- No problem bear activity at this time.

**6. New Business**

***A. Appoint Board member to replace Phil Fisher***

- Bob nominated Bill Trevor to finish Phil's term (ends Sept 2013). Board unanimously approves. Welcome back to the board Bill.

***B. Election of officers***

- Board election results:
  - o President – Steve Dohrmann
  - o Vice-President – Bob Schuchardt
  - o Vice-President/Project Manager – Bill “Yates” Bauder
  - o Secretary – Jon Carlson
  - o Treasurer – John Bertone
  - o Assistant Treasurer – Gene Campbell
  - o Assistant Project Manager – Gary Turpin
- Board committee assignments were also adopted and will be listed in the homeowner's letter and web site.

***C. Open Houses & Signs (Bob/Bill)***

- Discussed aesthetics of having signs and brochure boxes
- Board notes that CC&Rs prohibit other than a single sign on the property for sale.
- Gates being opened during open houses were also discussed as being problems
- Bill moves to direct Yates to enforce taking down flyer boxes and keeping gate closed during open houses. Trevor, Bertone, Shambarger for, Carlson opposed, Schuchardt, Dohrmann abstained. Motion approved, Yates is so directed.

***D. Calendar page on web site (Jon)***

- I. Publish operating schedule items like pool opening/closing
- Jon and Yates will work to put schedule items into the calendar and get calendar integrated into web site

***E. Claus Lease***

- Claus vehicle parking will be enforced per his lease

***F. Discuss Future Meeting Schedule***

- I. Tues, Feb 12, 2013, noon, location Mc Innis Golf, San Rafael
  - II. Tues, Apr 16, 2013, noon, location PGCC
  - III. Tues, May 28, 2013, noon, location TBD (day after Memorial Day)
  - IV. Sat, Aug 31, 2013, 9am, Beach clubhouse, Board Meeting
  - V. Sat, Aug 31, 2013, 11am, Beach clubhouse, Annual Homeowners Meeting
- Adopted as above

***G. New item: Possible retainer for general legal advice***

- Bill Trevor requests \$750 be authorized to be spent to act as retainer to a firm that advises HOAs, access to their newsletters and other advice via brief phone calls. They may also be able to offer advice on shore zone issues if they have such experience in the longer term. Board unanimously authorizes such expense.

***H. New item: move up planned purchase of new plow truck***

- Budgeted item to purchase a new plow truck next year moved up to be purchased soon to use for this season. Unanimously approved.

Meeting adjourned 2:12pm

**7. Executive session post meeting**

- Personnel matters were discussed

RRPOA 2012 Cap Reserve Work  
 New Estimates as of: 8-29-12

Line	Item	Budget	New	Over/ (under)	
			Estimate	Budget	YTD spent
1	Sealing	\$14,941	\$20,643	\$5,702	\$20,643
2	Buildings Exterior	\$20,000	\$22,028	\$2,028	\$22,028
3	Roofs	\$43,745	\$45,580	\$1,835	\$45,580
4	Lower Pool Plastering	\$15,500	\$15,480	(\$20)	\$15,480
	Upper Pool				
5	Plastering\$11,000	\$11,000	\$13,100	\$2,100	\$13,100
6	Walkways	\$22,568	\$21,735	(\$833)	\$21,735
7	Decks	\$36,000	\$25,565	(\$10,435)	\$25,565
8	Tennis Courts	\$0	\$0	\$0	\$0
	<b>Total</b>	<b>\$163,754</b>	<b>\$164,131</b>	<b>\$377</b>	<b>\$164,131</b>