

RRPOA Board Meeting Minutes

Sept 5, 2015, 9:00 am

RRPOA Beach Clubhouse, Tahoe City, CA

Call to order 8:47am

Attendance

Directors: Steve Dohrmann, Bob Schuchardt, Jon Carlson, John Bertone, Bill Trevor, Dan Bosshart

Officers: Bill "Yates" Bauder

Absent: Nick Farwell

Others: Ray O'Neal, Laura Bertone, Matt Loar

1. Approve minutes of May 26, 2016 ([see minutes](#))

- Unanimously approved

2. Treasurer's Report (John)

- Overall things are in good shape, no problems foreseen at this time
- Increased insurance costs were absorbed

3. Project Manager's Report (Yates)

A. Maintenance updates – painting, landscaping, brush thinning, gas meter sheds, bocci courts, tennis courts, solar panels

- Brush thinning was done, good fire break is in place on west side, and up toward water tower
- Gas meter sheds are completed in a number of units
- Bocce courts are popular
- Solar panels at lower pool are not proving to be any more efficient, so recommend not replacing the upper ones.
- 4th of July was calm. Will continue security guard for that weekend.
- Tennis courts had cracked and were repaired.

B. Water usage

- Water usage is on track, some of the grass is less green

C. SW Gas line replacement

- SW Gas starting gas replacement next week, starting from road and moving up toward new pool. It may be disruptive on the hill portion.
- They believe disruption will be less in upper part of the development.
- There will be some gas outages occasionally

D. Reserve budget and work

- Most work came in under budget, solar panels and tennis court repairs were unbudgeted, decks over budget, entryways on some of the upper units were done which caused some of the overage.
- Reserve study total number has been adjusted upward every year for past 5 years, but cash flow is being monitored and it is fine at this time.

E. TRPA BMPs (Best Management Practices)

- We have certificate for beach area, but rental office and back lot are being held up for some reason. Upper buildings and lower buildings - won't issue cert until back lot resolved.

F. Fall work

- Tree removal, deck cleaning/oiling, fireplace and furnace inspections

G. Bears

- There have been bears around, and some dumpsters have been raided a little. No major problems yet.
- Yates to look into the "bear proof" dumpsters and see if it might be worth getting them.

4. Old Business

A. Status of Amendment of CC&Rs & Bylaws

- Plan now is to get general agreement at board level, then put them on web site for review by homeowners and get official approval at later date.
- Some discussion of how to handle rentals such as AirBNB that do not have local management on site that will help handle problems which otherwise would land in our lap.
- Timeshare is also under review about how to limit and enforce timeshares.

5. New Business

A. Adoption of revised Rules

- Move to adopt rules as revised. Seconded. Unanimously approved.
- Board commends Bob, Bill and Yates for their work on the new rules.

B. Obtaining consents for electronic receipt of documents

- Most are "did not return form". We will divide the list and call them to see if we can persuade them to return the form.

C. Left turn arrow

- Bob continues his efforts with Caltrans to get a left turn lane, which they still refuse to do but have changed the striping on the sides.
- Board commends Bob for his dogged persistence in the face of daunting bureaucracy.

D. TRPA Shore zone ordinance

- Bob has learned that shore zone ordinance is still at least a couple years away, and buoy permitting out still further than that.

E. Discuss Future Meeting Schedule - Proposed

- I. Sat, Sep 5, 2015, 11am, Beach clubhouse, Annual Homeowners Meeting
- II. Tues, Nov 10, 2015, noon, Peninsula Golf & Country Club, San Mateo Board Meeting
- III. Tues, Feb 9, 2016, noon, Peninsula Golf & Country Club, San Mateo Board Meeting
- IV. Tues, Apr 19, 2016, noon, Peninsula Golf & Country Club, San Mateo Board Meeting
- V. Tues, May 31, 2016 noon, Peninsula Golf & Country Club, San Mateo Board Meeting
- VI. Sat, Sep 3, 2016, 9am, Beach clubhouse, Board Meeting
- VII. Sat, Sep 3, 2016, 11am, Beach clubhouse, Annual Homeowners Meeting

Adjourned 10:40am