

# RRPOA Board Meeting Minutes

Nov 10, 2015, 12:00 am

Peninsula Golf & Country Club, San Mateo, CA

Call to order 12:00 pm

## Attendance

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

Officers: Bill "Yates" Bauder

Others: Ray O'Neal, Laura Bertone

## 1. Approve minutes of Sep 5, 2015 ([see minutes](#))

- Unanimously approved

## 2. Treasurer's Report (John)

- October budget report has no significant variances

### A. 2016 Budget

- Big snow year should not blow up the budget or anything. If labor not used for snow removal it gets shifted to painting, etc, later in the year. Contains some headroom for contingencies.
- Jon moves to approve budget as proposed, Nick seconded, unanimously approved.

### B. Adopt Dues Increase of \$50/qtr

- Bob moved to approve, Bill seconded, unanimously approved.

### C. Approve annual letter package to homeowners

- Nick moved to approve, Bob seconded, unanimously approved.

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

- Aerated lawns, oiled decks, two trees removed, furnace inspections done, equipment maintenance on trucks etc in progress

### A. Water usage

- Due to previous prep efforts (aeration, soil amendments, etc) water restrictions didn't hurt too much.

### B. SW Gas line replacement

- Done except some paving and landscape repairs.
- Yates feels it went as smoothly as it could have.

### C. Reserve budget and work

- Reserve budget actual numbers for last year are attached to this report. There was an excess of reserve expenditures due to available labor for getting some things finished a little early.
- Bill moves to approve the excess of reserve expenditures this year. Dan seconded. Unanimously approved.

### D. Garbage services

- TTSD gave us option of two can per unit equivalent (a reduction from 52 to 33 cubic units of dumpster space) with a large price increase.
- We have eliminated some dumpsters and dumpster size where possible in order to bring the bill increase to a more manageable amount. But we will need to increase capacity to at least the double can volume shown above for the summer.

## 4. Old Business

### **A. Status of Amendment of CC&Rs & Bylaws (Bill/Bob)**

#### I. AirBnB, etc

- Working on writing requirements for local management to be available and some other conditions.
- We are working to preclude the problem behaviors and resulting costs to the association that come from use of AirBnB, VRBO and the like.

### **B. Obtaining consents for electronic receipt of documents (Jon)**

#### I. I think 4 new consents have been obtained

### **C. Adoption/ratification of revised Rules**

#### I. Homeowner notice sent 9/11/2015, no objections have been received

- Bob moved that the board ratify its prior approval and adoption of the revised Rocky Ridge Rules, Nick seconded, unanimously approved.

## **5. New Business**

### **A. General Notice sites**

#### I. Electronic: Web site

#### II. Physical: Gate bulletin board

- Board resolves to make the two locations above the general notice sites. Bill moved to adopt the resolution, Bob seconded, unanimously approved.

### **B. Proposal to extend boat attendant schedule by a month (Bob)**

- Cost would be roughly \$3K, divided by the buoy users, roughly \$150-200 per buoy.
- Finding the labor is challenging that time of year due to school schedules and family vacations, etc.
- Perhaps a "call this number if you need buoy service" sign during these slow times of year instead. Yates to investigate.

#### I. Buoy "season" assignment system – move to single season?

- Dan moved we change to a single buoy period, Bill seconded, unanimously approved.

#### II. Buoy season cost pass through amount

- State lands lease on buoys and piers has increased, insurance has increased, cost of buoy attendant too.
- Board tasks Yates with calculating the needed increase in buoy cost pass through and change the required charge to boat owners. Unanimously approved.

### **C. Release of liability for contractors (Dan)**

### **D. HVAC (Bill)**

- Ductless air conditioning units with exterior compressor are being asked about by homeowners.
- Discussed whether board should approve them as exterior modifications. Board would like more info about size, exterior requirements (pipes?), and noise levels of compressors.

### **E. Approval of water heater exhaust vent on #25**

- Bob moved to approve subject to requiring homeowner to maintain, Jon seconded, unanimously approved.

### **F. Future Meeting Schedule - Proposed**

#### I. Tues, Feb 9, 2016, noon, Peninsula Golf & Country Club, San Mateo Board Meeting - Tentative

#### II. Tues, Apr 19, 2016, noon, Peninsula Golf & Country Club, San Mateo Board Meeting

III. Tues, May 31, 2016 noon, Peninsula Golf & Country Club, San Mateo Board Meeting

IV. Sat, Sep 3, 2016, 9am, Beach clubhouse, Board Meeting

V. Sat, Sep 3, 2016, 11am, Beach clubhouse, Annual Homeowners Meeting

Regular session adjourned 2:15pm

## **6. Executive session**

- Board appoints Laura Bertone as Assistant Treasurer

Adjourned 2:25pm