

RRPOA Board Meeting Minutes

Sept 3, 2016, 9:00 am

RRPOA Beach Clubhouse, Tahoe City, CA

Call to order 9:00 am

Attendance

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

Absent: John Bertone

Officers: Bill "Yates" Bauder, Laura Bertone

Others: Tyler O'Neal

1. Approve minutes of May 31, 2016 ([see minutes](#))

- Unanimously approved

2. Treasurer's Report (Laura Bertone)

- Slightly over budget this year at this point but normal for time of year and should smooth out later.
- Budget for next year: labor increases may require dues increase next year, trying to trim things a bit and not have to increase dues but not sure yet.
- Replacement/reserve budget OK and covers legal requirements.

3. Project Manager's Report (Yates)

A. Reserve budget and work

- Paint continues, landscaping over summer done, walkways to a couple units modified, water saving upgrades to sprinklers, fall deck cleaning/oiling will come, brush removal for fire prevention is coming up, couple of diseased trees will be removed.
- Furnace inspections will start as soon as possible.
- Unit 119 had mold at ridge of ceiling sheet rock, so roofer coming to bid installing ridge vents. He will also suggest feasibility of whole house fan for homeowners who are interested.
- Reserve budget on track right now.
- At least 2 more years of deck and entry replacement. But in a few years beach house deck may come up, and it may be hard not to have to do more on the building such as bathroom re-do, etc.
- Unit 53 fireplace will need to be welded shut because repairs haven't been made
- Bears and dumpsters – Yates to give reminders about how to latch them.

B. TRPA BMPs

- TRPA supposed to have done it, but no site inspection yet. Hopefully trailer storage lot will be OKd and BMPs approved.

C. Compensation increase due to labor shortage, will budget need adjustment (last mtg)

I. Are current dues OK to cover projected labor increases?

- Housing rents in area has increased dramatically for labor force, so all hourly labor guys have had to have a wage increase of about \$2/hour
- Working out OK this year due to various other changes, but next year will be an issue
- Next year will be an increase of about \$31,000 on the budget, we'll have to assess other budget items and see if we can do it without dues increase.

D. Boat/buoy issues over the summer (Steve)

- Hard year on Yates... Buoy boys weren't good this year.

E. Boat/buoy costs relative to buoy charges (compare to projected expenses doc) (Nick)

- Beach/pier expenses \$34,616 est, \$39,500 act. Buoy charges \$27,600.
- The buoy charges match nearly exactly the components that are directly related to having buoys and boat access.
- Discussion of whether buoys should be considered just a HOA amenity like any other and have no (or significantly less) costs paid by buoy charges.

4. Old Business

A. Insurance letter (Bill)

- Chuck Ott to write up a paragraph

B. Status of Amendment of CC&Rs & Bylaws (Bill)

- Still underway

C. Continuation of short term rental rules discussion (Bill)

- Bill moved to include a ban on less than 30 day rentals in the CCRs. Bill and Bob voted in favor. Steve, Nick, Dan and Jon voted against.

- I. Implementation status of rental coordinator

5. New Business

A. Discuss prohibiting smoking in common areas (pools, bocce, beach, etc)

- Bill moves to ban smoking in common areas, Bob seconds, unanimously approved.

B. Protocol/rules for evening use of beach house (Nick)

C. Discuss policy for new style air conditioner installs (Bill)

- I. Related: whole house fans

D. Discuss Future Meeting Schedule - Proposed

- I. Sat, Sep 3, 2016, 11am, Beach clubhouse, Annual Homeowners Meeting
- II. Wed, Nov 16, 2016, noon, location TBD, Board Meeting
- III. Tues, Feb 7, 2017, noon, Peninsula Golf & Country Club, San Mateo, Board Meeting
- IV. Tues, Apr 18, 2017, noon, Peninsula Golf & Country Club, San Mateo, Board Meeting
- V. Tues, May 30, 2017, noon, Peninsula Golf & Country Club, San Mateo, Board Meeting
- VI. Sat, Sep 2, 2017, 9am, Beach clubhouse, Board Meeting
- VII. Sat, Sep 2, 2017, 11am, Beach clubhouse, Annual Homeowners Meeting

Adjourned 11:00 am