

RRPOA Board Meeting Minutes

Sept 2, 2017, 9:00 am

RRPOA Beach Clubhouse, Tahoe City, CA

Call to order 9:05 am

Attendance

Directors: Steve Dohrmann, Laura Bertone, Bob Schuchardt, Jon Carlson, Nick Farwell, Dan Bosshart

Absent: Bill Trevor

Officers: Bill "Yates" Bauder

Others: Ray O'Neal, Claudia Florsheim, Bruce Shepherd, Colin Shepherd

1. Approve minutes of May 30, 2017 ([see minutes](#))

- Unanimously approved

2. Treasurer's Report (Laura Bertone)

- July statements sent to all board members
- Slightly under budget for labor, minor bump over for new kayak racks, but overall right on track
- Real property fund has some accumulation. Laura moves to transfer \$50,000 from real property fund to operating fund, Bob second, unanimously approved.
- Labor costs are still going up, but at the moment it is thought that the homeowner dues will be left the same. The wildcard will be insurance costs, which are unknown.
- Buoy fees – argument centers on what costs are attributed to just the buoys and what costs are shared/fixed that we would have even without the buoys. Something of a matter of opinion.

3. Project Manager's Report (Yates)

A. Report on buoy attendants

B. Dead tree issues

- Many trees have already needed to come down, Yates has done much of it because of the number.
- 14 big trees need to come down in September, and due to their size and location a crane will likely need to be hired. Will affect the contracted labor budget.

C. Reserve budget

- Paving, sealing, done. Won't get to walkways. Decks OK, probably on budget.
- Gate issues – something was flaky for a while. Hopefully fixed, but hard to verify.
- Annual furnace inspections should start soon this fall.
- Yates estimates cost of using outside contractors for reserve work would be at least double, if you could even find contractors available to do the work.

D. Dumpsters and bears

- Bears have been all over, and have been getting in dumpsters.
- Many guest/rental families have expressed surprise that there are bears and they get in the dumpsters.

E. Labor issues

- Labor tracking under budget only because we can't find enough labor...
- Less painting has been accomplished due to the lack of available labor.
- No housing available in region, lots of new tech jobs available in Reno, etc – all contribute to problem.
- Wages have to go up because of that, painters wages were increased this year to get any done at all.

F. Other

- Deck oiling will begin soon, prep work has begun.
- Added 2 more kayak racks. Note kayak racks can't handle winter storage, need to move kayaks for winter.

4. Old Business

A. CCR draft relative to STRs

- Dan has finished his markup, nothing to share yet.

B. Contractor issues, getting contractor agreement signed

- Contractor agreement is being distributed at homeowners meeting, and will be followed by a letter to homeowners noting that this is required.

5. New Business

A. Unit #26 exterior change request

- Exterior window change to slider modification requested.
- Board approves the modification as requested. Unanimous approval.

B. Unit #66 structural changes

- Post has been replaced, but engineer confirmation that it is adequate has not yet been obtained.
- Board agrees written confirmation must be obtained.

C. Unit #34 fireplace issue

- Chimney inspection found that fireplace was disconnected from the chimney, owner was put on notice. Owner says it was caused by chimney sweeping. Yates suspects it was probably not installed correctly. Board proposed to split cost of repair with homeowner since it's unclear the true cause.

D. Unit #33 skylight request

- Per CCRs the homeowner is responsible for maintenance of any changes.
- Board approves the modification, unanimous approval.

E. Buoy cost increase

- Increase in buoy rent from \$377/buoy to \$516/buoy, pier charge goes \$1483 to \$1896.
- Total change from roughly \$13K this year to \$18K next year.

F. Board member transitions (Nick)

G. Future Meeting Schedule

- I. Tues, Oct 17, 2017, noon, Peninsula Golf & Country Club, San Mateo, Board Meeting
- II. Tues, Feb 6, 2018, noon, Peninsula Golf & Country Club, San Mateo, Board Meeting
- III. Tues, Apr 17, 2018, noon, Peninsula Golf & Country Club, San Mateo, Board Meeting
- IV. Tues, May 29, 2018, noon, Peninsula Golf & Country Club, San Mateo, Board Meeting
- V. Sat, Sep 1, 2018, 9am, Beach clubhouse, Board Meeting
- VI. Sat, Sep 1, 2018, 11am, Beach clubhouse, Annual Homeowners Meeting

Adjourned 10:42 am