

Meeting Minutes

Regular Meeting of the Board of Directors of the Rocky Ridge Properties Owners Association

Meeting Date: April 16, 2019

Location: Telephonic Meeting, with 1 director participating at
809 Margarita Avenue, Coronado, CA

Scheduled Meeting Time: Noon

Notice of Meeting: Bill (Yates) Bauder confirmed that he provided notice to the property owners of the April 16, 2019 board meeting in accordance with the requirements of the Association's Bylaws (e.g., by the means permitted by the Bylaws and with sufficient advance notice to comply with the Bylaws).

Quorum: Yates participated telephonically from the Rocky Ridge offices in Tahoe City. Director Bruce Shepherd participated telephonically from 809 Margarita Avenue in Coronado, CA. Directors Steve Dohrmann, Bob Schuchardt, Nick Farwell, Curt Sproul, Frank Pagliaro and Laura Bertone attended the meeting by teleconference from other locations. Accordingly, a quorum was present.

President Steve Dohrmann called the meeting to order at three minutes past noon.

1. **Approval of Minutes of the February 12, 2019 Board Meeting.** The minutes of the February 12, 2019 board of directors meeting, in the form circulated to the directors prior to the April 16, 2019 meeting, were approved. Nick motion; Curt second; unanimous vote.
2. **Approval of Amended and Restated Minutes of the November 13, 2018 Board Meeting.** The amended and restated minutes for the November 13, 2018 board of directors meeting, in the form circulated to the directors prior to the April 16, 2019 meeting, were approved. Bob motion; Frank second; unanimous vote. [The only substantive change effected by the Amendment and Restatement was to include a report as to the election of the officers of the Association.]
3. **Property Manager's Report.** Yates reported briefly upon work performed since the last directors' meeting.
 - Yates noted that the recent winter included particularly heavy snowfall. For example, Yates has seen statistics to the effect that the total snow at Squaw Valley was equivalent to 2016-17, and that the snow at Lake level was even heavier than 2016-17. A few work items surfaced as a consequence of the snowfall, including the need to fix a few deck rails, some roof leaks and a broken water pipe under unit 108. The latter resulted in a material increase in water charges.
 - With summer approaching, Yates reported that his work team is focusing on the usual Springtime projects. Yates believes that he will succeed in rehiring predominantly the same work crew that worked last summer (and with which Yates was very pleased). Yates indicated that he plans to focus in particular on fire-smart landscaping projects.
 - Yates had nothing new to report about the Burton Creek tree removal project – he anticipates touching base with the State Park about this work later this Spring. He has not yet seen the paperwork to confirm that the State Park has put into place the appropriate insurance arrangements. He will confirm these arrangements before authorizing the State Park to commence work on the Rocky Ridge property.
 - Yates reported that to his knowledge there are no material remodeling projects in process with respect to any of the units at Rocky Ridge.

4. **Beach and Buoys.** Yates said that he received 21 summer buoy applications before the applicable deadline (less than the 31 available buoys, so there will be no need for a lottery in 2019). Yates anticipates he will receive applications for another 7 or 8 buoys. Bob noted that the TRPA has announced incrementally additional fees of about \$2800 for Rocky Ridge; Laura noted that these fees were considered when the board set the summer buoy charges. Yates also noted that he has procured a new boat for the dock; Bob commended Yates for acquiring the boat at a favorable price.

5. **Financial Review.** In accordance with the dictates of the CC&R's and bylaws, the board reviewed the recent financial statements for the RRPOA (including statements indicating current liquid account balances, the expenditures during the recent reporting period, and the magnitude of those expenses relative to the association's budget). The board also discussed the following financial matters:
 - Laura reported that she has reviewed the bank account statements for the most recent periods and concluded that they are in proper order.
 - Laura noted that costs generally are being incurred in a manner consistent with the Association's budget as approved by the board, subject to the following:
 - Although the Association is operating at a modest. Deficit year to date, the amount of the deficit is less than the Board projected when the budget was adopted (and less than the amount of reserves rolled forward from 2018).
 - Insurance costs have come in above the amounts set forth in the budget for 2019.
 - Laura wants to see a few more months of operations before determining whether he should recommend a modest increase in the Association's 2019 homeowner charges.

6. **Operating Rules.** The last day for homeowners to submit objections with respect to the operating rules will be April 17, 2019. Neither Yates nor Curt are aware of any objections as of the board meeting. Assuming that the objection period expires without objections, Yates will produce booklets with the new operating rules and share them with homeowners.

7. **2019 Board Elections.** At the February board meeting, Ray O'Neal was appointed as the inspector of elections for the 2019 board election. Yates has confirmed with Ray that he is willing to assume this role. Yates and Mary Cushing also will work with Ray to assist him with the tasks associated with the election (as described in the minutes for the February 12, 2019 board meeting).

President Dohrmann adjourned the meeting at 12:45 p.m.

<p><u>Schedule for Future Board Meetings</u> Tuesday 5-28-19 at Noon. Telephonic - Location TBD. Saturday 8-31-19 at 9:00 am. Location: Rocky Ridge beach clubhouse Tuesday 10-22-19 at Noon. Telephonic - Location TBD.</p>	<p><u>Schedule for Future Homeowner/Member Meetings</u> Saturday 8-31-19 at 11:00 am at the Rocky Ridge beach clubhouse</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------