

Meeting Minutes

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

Meeting Date: May 28, 2019

Location: Telephonic Meeting

Scheduled Meeting Time: Noon

Notice of Meeting: Bill (Yates) Bauder confirmed that he provided notice to the Property Owners of the May 28, 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 office in Tahoe City. Directors Steve Dohrmann participated from 80 Atherton Ave. in Atherton CA., Bob Schuchardt, NickFarwell, Frank Pagliaro, and Laura Bertone attended the meeting telephonically from other locations. Accordingly, a quorum was present.

President Steve Dohrmann called the meeting to order at 12:00

- **Approval of Minutes of the April 16, 2019 Board Meeting.** The minutes of the April 16, 2019 Board of Directors Meeting, in the form circulated to the Directors prior to the May 28, 2019 meeting, were approved. Nick motion; Bob second; unanimous vote.
- **Property Manager's Report.** Yates reported on work and activities since the last Director's Meeting.
 - Yates reported that the Rules Booklets had been printed and distributed to the Members. All of the normal springtime projects were ongoing or completed. These included opening the clubhouse and beach areas, both swimming pools, and the tennis courts and playgrounds. Spring cleanup was complete. Landscaping and sprinkler inspections and repairs done. The spa at the lower pool area was replastered. Asphalt sealing was ongoing. There were several roof repairs done or scheduled to be done. Building repairs were ongoing.
 - **Beach and Buoys.** Yates reports that the boatlift for the new Boston Whaler was complete and ready to be installed on the pier. Yates has received applications for 27 buoys and he anticipates that he will receive 2 more. Bob inquired about the Pier Attendants and Yates has two probable applicants. Because of past years problems with Pier Attendants Yates will add to their salary with a performance based bonus at the end of the year. Yates noted that the kayak racks at the Beach were already getting full and explained that he cannot continue to add racks to the beach area. He explained that he did not know who the owners of the kayaks and paddleboards were and said that the Board might consider limiting the number from each unit. The board agreed on a limit of two per unit. Nick suggested a nominal maintenance and

administration fee similar to the buoys. The board instructed Yates to come up with a small fee based on actual costs related to the kayak racks. The Board also said to find a way to identify the owners using the racks and to suggest a set of rules to administer the rack

- **Financial Review.** In accordance with the dictates of the CC&Rs 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 that they are in proper order.
 - Laura reported 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 surplus year to date, timing issues could come into play partially due to the heavy winter. Laura stated that she watching month to month operations before making a determination whether an increase to dues will be necessary.

President Dohrmann adjourned the meeting at 12:40 p.m.

Schedule for Future Board Meetings

Saturday 8-31-19 at 9:00 am. Location: Rocky Ridge
Beach Clubhouse

Tuesday 10-22-19 at noon. Telephonic- Location TBD.