

Meeting Minutes

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

Meeting Date: August 31, 2019

Location: Rocky Ridge Beach Clubhouse, Tahoe City, CA

Scheduled Meeting Time: 9:00 a.m.

Notice of Meeting: Bill (Yates) Bauder confirmed that he provided notice to the property owners of the August 31, 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: Steve Dohrmann, Nick Farwell, Laura Bertone, Frank Pagliaro, Curtis Sproul and Bruce Shepherd were in attendance. Accordingly, a quorum was present. Bob Schuchardt was absent (he was attending a wedding in Boston). Yates, Ray O'Neal and Mary Cushing also attended the meeting.

President Steve Dohrmann called the meeting to order at 9:05 a.m.

1. **Approval of Minutes of the May 28, 2019 Board Meeting.** The minutes of the May 28, 2019 board meeting, in the form circulated to the directors, were approved. Nick motion; Curt second; 6-0 vote.
2. **Establishment of Board Meeting Schedule for 2019-2020 Year.** The board tentatively scheduled the next board meeting for October 29, 2019 (rather than October 22, 2019, as previously discussed). The additional week will facilitate finalization of budget projections. The board agreed to set the board meeting schedule for the balance of the year at the October 29, 2019 meeting.
3. **Property Manager's Report.** Yates reported as follows:
 - The State Park System has told Yates that it will commence the Burton Creek Tree Removal project during the last week of September, and that it could last around 4 weeks. The project team will use the Rocky Ridge Road during the project (and the documentation will provide the Association with indemnity versus claims and exculpation from liability).
 - The tight labor demands in the Tahoe basin continue to pressure wages for labor.
 - Yates's team recently has engaged in a number of projects (in addition to normal landscaping and maintenance work). The projects include the following:
 - Clearing brush to create "defensible space" around RR buildings, and "chipping" of brush and wood collected around the development. This work is on-going.
 - Removal of sick trees (though happily there were less to remove than last summer).
 - Walkway re-paving near the tennis courts and the building containing unit 41.
 - Deck washing and oiling. This work is on-going.
 - Eradication of the geese problem at the beach. The fencing/sprinkler solution appears to dramatically reduce the frequency and volume of geese visits to the beach (thereby materially reducing the amount of labor time that Yates needs to devote to beach cleaning).
 - Yates anticipates undertaking the following additional projects in the Fall:
 - Yates's team is infusing greater topsoil into flower areas. This is required due to the hard rock at RR. The work includes digging to create appropriate reservoirs for the top soil.
 - Yates will explore procuring and installing small "Do Not Park On Grass" signs at appropriate spots around the development.
 - Yates noted that a bear entered the crawlspace under a unit and caused damage. The board discussed and confirmed that under the RRPOA's rules, damage by a bear to exterior doors is

covered financially by the RRPOA, but damage by a bear within or underneath a unit, even if the result of a bear entering through a door, is the financial responsibility of the unit owner.

- To Yates’s knowledge there are no material remodeling projects in process for any RR units.

4. Beach and Buoys.

- All 31 buoys were used in 2019. Yates is pleased with the work of the 2019 dock attendants.
- Nick moved, Bruce seconded and the board adopted (by 6-0 vote) a resolution that for the summer of 2020, the kayak/paddle board procedures will be revised as follows:
 - Owners will be charged \$50/rack spot/summer for kayak/board storage at the beach.
 - No more than 2 rack spots may be reserved per unit.
 - The association will use a reservation system for the rack spots that is akin to that used for the buoys. The system will be developed by Yates, in his discretion.
 - The season for rack usage will run from the later of May 1 or snowmelt to October 15.

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 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 slightly below the Association’s budget as approved by the board, subject to the following:
 - Laura anticipates that expenses will “catch up” with budgetary projections, so she does not anticipate an operating surplus.
 - Preliminary discussions regarding insurance suggest a 10% increase for 2020. Laura is pushing the insurance broker to get a firm quote in advance of the next board meeting.
 - Laura does not believe we will need to increase fees for the 2019 year, but she anticipates an increase for 2020 (particularly since insurance and labor make up around 75% of the RRPOA budget). Yates and Laura are working on the budget and will make a recommendation on annual assessments at the next board meeting.

6. Operating Rules; Dogs. The board reviewed a new summary of the operating rules, as those rules were revised in the Spring. The new summary will be placed upon the website. The board also discussed the fact that many users of RR common areas are ignoring the rule that dogs must be kept on leashes in all common areas, including at the beach. The board reiterated its approval of the rule and noted that it will consider banning dogs from the beach if the rule is not respected.

7. Electric Vehicles. The board decided to form a committee to consider whether and how the Association should address the anticipated increase in electric and hybrid vehicles. There are many issues involved with the charging of these vehicles, and the board determined to engage in greater study before determining how to address these issues.

President Dohrmann adjourned the meeting at 10:43 a.m.

<u>Schedule for Future Board Meetings</u> Tuesday 10-29-19 at Noon. The meeting will be held at the	<u>Schedule for Future Homeowner/Member Meetings</u>
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Approved by Board of Directors on 10-29-19

Peninsula Golf & Country Club in San Mateo, but telephonic participation also will be permitted. The schedule for later 2019-20 board meetings will be determined at the 10-29-19 board meeting.	Saturday 9-5-20 at 11:00 am at the RR beach clubhouse
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