

Meeting Minutes

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

Meeting Date: May 29, 2020

Location: ZOOM Internet Meeting

Scheduled Meeting Time: 9:00 am

Notice of Meeting: Bill (Yates) Bauder confirmed that he provided notice to the property owners of the 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 by patching into the ZOOM internet meeting room from his office. Steve Dohrmann, Bob Schuchardt, Curt Sproul, Laura Bertone, Frank Pagliaro, Nick Farwell and Bruce Shepherd participated by joining the ZOOM internet meeting room from remote internet connections. Accordingly, a quorum of directors was present at all times. Matthew Howarth, Paul Senise and Mr. & Mrs. Michael Burns also participated in the call.

President Steve Dohrmann called the meeting to order at 9:01 am.

1. **Approval of Minutes of 5-12-2020 Board Meeting.** The minutes for said board meeting, in the form circulated to the directors, were approved. Motion Frank; second Laura; 7-0 unanimous vote.
2. **Property Manager's Report.** Yates reported as follows with respect to property operations:
 - The electrician is ready to commence work to fix the electrical breaker panels in certain of the units, as discussed in the last few board meetings. The board approved (motion Bruce, 2nd Frank, 7-0 unanimous vote) the sending of a letter to homeowners asking them if they would like to use Yates's contractor for the work in their respective unit (the cost will be borne by each respective homeowner with respect to his or her unit).
 - Yates reported that so far the visitor traffic at Rocky Ridge (and within the Tahoe area generally) has been busy for this early in the season. He also reported that the bear traffic this Spring has been particularly heavy. Homeowners should maintain vigilance in keeping the dumpsters properly latched.
 - Yates has re-installed the goose minimization improvements at the beach (i.e., the fence and the sprinkler), and they appear to be discouraging the geese.
 - Yates reported that the upper pool is ready to be opened, once the governmental authorities give the go-ahead. Yates's team still is working on the lower pool. Unfortunately, the painting team still is stuck in Mexico due to coronavirus restrictions, so painting has been delayed (any savings relative to budget likely will be depleted when the work is pursued later this year).
3. **Coronavirus Issues.** The board discussed at length various steps taken to implement coronavirus concerns and restrictions pronounced by governmental authorities. Yates said that people using the Rocky Ridge facilities generally are complying with the spirit of the restrictions set forth in the Association's May Coronavirus newsletter. The board determined (motion Frank, 2nd Nick, 7-0 unanimous vote) to apply its emergency rule making authority to adopt those restrictions for the summer of 2020, provided that the board and the property manager may adjust and retract the restrictions from time to time if, in the judgment of the board or the property manager, the adjustments or retractions will best allow the common areas to be used in compliance with applicable restrictions imposed by governmental authorities. Paul Senise spoke to this issue and urged that the Board be careful to not adopt restrictions which will stay in effect beyond relevant limitations imposed by governmental authorities.
4. **Insurance Update.** Bruce reported that the Association has procured the casualty insurance for the 5-15-20 to 5-15-21 period. The coverage is for damages up to approximately \$53,000,000 with a deductible of 25,000 (increasing to \$250,000 if the loss is due to wildfire). The premium is \$189,000. Bruce has asked Chuck Ott for each of the following:

- An estimate as to the cost of adding insurance to make sure that the full common area improvements are covered.
- An updated summary of the insurance packages to provide to the homeowners.
- A copy of the actual policy. Frank has agreed to review the policy once it is received to make sure that it complies with the summary and includes the requisite coverages and provisions (e.g., an appropriate waiver of subrogation by the insurer).

Chuck has provided a draft of the summary. We continue to await the other materials. Bruce renewed the request to Chuck with emails last week and again this week.

5. **Suggestions by Board Members for other future Agenda topics (subject to change).**

- July 7, 2020 Meeting: Consideration of website formatting issues
- July 7, 2020 Meeting: Update as to issues arising out of coronavirus crisis.
- July 7, 2020 Meeting: Consideration of the installation of mechanized gates, locks, and/or other security infrastructure at the entrances to the beach property.
- July 7, 2020 Meeting: Consideration of the Association's insurance procurement representation
- July 7, 2020 Meeting: Update as to 2020 director elections.

6. **Adjournment.** The board adjourned to confidential executive session at 9:40 am to discuss a matter of potential legal controversy. The executive session was handled through a telephonic conference call. The executive session closed at 10:58 am.

SCHEDULE FOR FUTURE BOARD MEETINGS (subject to change):

- July 7, 2020 at 9:00 am (Location: ZOOM Internet Meeting Room)
- September 5, 2020 at 9:00 am (Location: Rocky Ridge Beach Clubhouse)
- October 12, 2020 at noon (location: ZOOM Internet Meeting Room).

SCHEDULE FOR FUTURE HOMEOWNER/MEMBER MEETINGS (subject to change):

- September 5, 2020 at 11:00 am (Location: Rocky Ridge Beach Clubhouse)