

RRPOA ANNUAL MEMBERS MEETING
Saturday, 11 am September 2, 2006
RRPOA CLUBHOUSE

A. Attending: 40 Units were represented in person, another 28 by signed proxy totaling 68 Units which constitute a quorum for the meeting (51 minimum).

Called to order at 11 am

President Marsh Shambarger introduced the Board and Project Manager, and then asked all Owners present to introduce themselves.

Meeting minutes for the 2005 annual meeting were approved.

B. President's report:

1. **CCR's and Bylaws**—The newly approved documents are at Placer county awaiting recording and will be bound and distributed to homeowners upon receipt.
2. **Insurance**—Members were reminded that the new CCR's require the Association to only insure the "Shell" of each Unit, i.e., to the plywood subfloor and to the sheetrock including all electrical and plumbing within the walls. Homeowners are responsible for insuring the "Interior", i.e., all floor coverings, wall coverings, counter tops, cabinets, appliances, furniture, fixtures, interior doors, and all plumbing and electrical outside the sheetrock. Homeowners are strongly encouraged to review their insurance requirements and to show the new CCR's to their insurance agent. It is likely that the cost of in-kind replacement of the interior of a Unit will be \$250,000 to \$350,000 depending on the quality of the cabinets, appliances, furniture, etc.
3. **Security**—This summer there were several incidents of after hours unruly behavior at one of the pools. At least one of these incidents was caused by the grown son of an Owner; it is unclear who was responsible for the others. Our security company has admitted to poor performance both in locking up our facilities at night and responding to complaints. While we work with the security company to improve their performance and look for other options, the Association recommends members call 911 if there is another incident.

One member commented that she is not surprised it was a Unit Owner's child who was responsible for unruly behavior as she has had similar experience in her family. She urged all Owner's to make sure their children, (whether pre teen, teens or adults), their renters and guests are advised to act responsibly.

Another member commented that it is apparent that local people (mostly teens and young adults) who are not members, guests or renters at Rocky Ridge trespass and use our beach facilities. They are clever enough to come after the buoy boys leave.

4. **Rules**-- The Board is revising and updating the Rules which cover the use of the common areas. Rather than detailed rules and penalties defining every facet of behavior, the Rules will rely more on our good conduct, mutual respect and consideration of each other. There will be a new Clubhouse reservation form.

A member commented on the Beach reservation policy. She was concerned that the Beach was reserved 3 nights running (by 3 different Owners), in August and felt that was an undue hindrance to other Owner's enjoyment of Rocky Ridge during the peak period.

C. Treasurer's Report -- In 2005 we carried over \$5,000 into the 2006 Operating Budget with approval of the Members. This year, barring any unforeseen expenses, it appears we will also have a surplus at year end. It was moved, seconded and approved to carry over any 2006 surplus into the 2007 Operating Budget.

D. Project Manager's Report—

1. **Water shut off valves**—Members were reminded that the primary causes of water damage are not from freezing, but from hose leaks, drips, leaking toilet valves, etc. Our new CCR's specify that the Association is not responsible for damage from water leakage in any Unit, and our Association insurance policy excludes this coverage. This means the homeowner is responsible for damages to their Unit or adjacent Units from water leaks, regardless of cause. If the homeowners insurance doesn't cover such damage, the homeowner will be personally responsible. Therefore, it is in the homeowner's interest to install a convenient water shut off valve, and to advise their guests, renters and housekeeping services to use them when the unit will be vacant.

A member commented that there is a commercially available remote operated water valve called "Water Cop" that a member can install in situations where relocating the valve would be very expensive. The button can then be located inside the Unit in a convenient location. An inexpensive standby power system can also be installed (purchased from Comp USA) to protect against power outages.

2. **Fireplace repairs**- Members were reminded that the Association inspects each fireplace annually, but identified repairs are the Owner's responsibility. The fireplaces were inspected earlier this year, and the inspection contractor has sent letters to all the homeowners where repairs are required. The Association is following up to assure the indicated repairs are done.

3. **Painting**—The repainting project continues where we are now using latex to replace the previously applied oil based paint which failed.
4. **Erosion Control**—The Tahoe Regional Planning Agency (TRPA) has a Best Management Practices (“BMP”) program to improve lake clarity by controlling erosion where possible and thereby reducing sediment flow to the lake. They recommended we add gravel under some eave lines which we have done. A new slot drain near our maintenance facilities will also be added.
5. **Defensible space**--Annual brush cutting near the buildings for defensible space will start in the fall.
6. **Deck re oiling** will start in the fall.
7. **Roof replacement** on buildings 49-52 and 90-91 will start October 1, 2006.
8. **Replacement BBQ**-- The Board approved a new more functional and attractive BBQ for the Clubhouse lawn.

E. Old Business

1. **Burton Creek State Park (“BCSP”) campsites**—The state Park’s project is on hold pending funding. However, the state says they will proceed with a comprehensive trail plan and we will participate in the process.
2. **BCSP fuel management**—The state has thinned trees on part of our shared perimeter and is expected to complete the remainder this fall. The Board appreciates the efforts of Jim and Ginger Walsh to obtain state funding for this work. The state has advised us that the piles of cut wood (“slash”) will be burned by the state after the first rainfall.
3. **Bears**-- The recent history of bear activity at Rocky Ridge was reviewed, including the break-ins last winter and early spring this year. Fortunately, we have not had any break-ins since the spring, while there have been many reports of bear break-ins elsewhere around the north shore. The increased bear activity in the Lake Tahoe basin is reportedly caused by the increased garbage availability from poorly secured garbage receptacles such as our dumpsters. The message is clear from all experts: No available food from humans = no bears.

As a result, Members were reminded to keep dumpsters latched, to use the carabiners with the chains, and to keep food out of their units when vacant. The Association will be distributing laminated posters to each Member stressing these points. Of note, devices to prevent bear entry into homes have been proven ineffective as the bears quickly learn to outwit them (Motion sensors, lights, horns, taped dog barking, leaving lights on, bowls of pine sol or ammonia on the doorsteps, etc.)

4. **Tennis Court options**—The Board is looking at several options for the tennis court that was removed due to tree root intrusion. The Board will review the options with the membership when they have been more fully developed. Any option requiring a capital expenditure of more than about \$35,000 will require a special assessment vote by the membership.

F. New Business

1. **Stacey Conner house**—Stacey Conner is building a house at the base of Rocky Ridge road. The driveway access to her property is through our property near the gate house and we are working with her on easement details of both the driveway and the utilities that will serve her. Just like the Walsh's, she will become a member of the Association, paying full dues, have access to the common areas, etc. We have the responsibility for her driveway snow removal, but no responsibility for her structure.
2. **Lighting** --The Board will conduct a lighting survey of exterior walkways, stairs, etc. A member commented that the lights were out at the entrance to Rocky Ridge. (It may have been a timer problem because the lights were on at about 9 pm later that night)
3. **Forced Air heaters**—The Board recommends that every Unit with a Forced air Heater (FAH), to have them inspected before the first frost.
4. **Pier access**—The Association will remind all members that access to the pier cannot be blocked by lounge chairs, etc. Several members commented on the problem of walking through the sandy area to get to the pier. A hose bib at the foot of the pier, and raised walkway across the sand were suggested.

Respectfully submitted,



**Phil Fisher
Board Secretary**