

## 2013 RRPOA ANNUAL MEETING MINUTES

11 a.m., Saturday, August 31, 2013

Rocky Ridge Beach Clubhouse

Call to order: 11:00am - Steve Dohrmann, President

### 1. Quorum count and introduction of all members

- 21 owners were in attendance plus 42 proxies received appointing the board for 63 members represented, meeting the meeting quorum
- 67 election envelopes were received at the start of the meeting, meeting the election quorum

### 2. Approve Minutes of 2012 Annual Meeting

- Moved, seconded, approved with no objections.

### 3. President's Report – Steve Dohrmann

- Steve introduced and thanked the board for their service
- Steve complimented Yates and the staff for a great job this year and how great things look
- New Rules and Policies have been updated and approved. A copy will be posted on the web site and an email will be sent with a link to it.
- Note that many units are now 40+ years old and we are beginning to see some maintenance issues come up like fireplaces, furnaces and electrical panels. Yates is addressing them as they come up but some affect homeowners.
- Reminder to consult with Yates and get proper board approval for any exterior work, modifications or structural changes.

### 4. Treasurer's Report – John Bertone

- No questions from the members about the financial statements
- This year's budget is in good shape, no issues foreseen for this year.
- Next year is less clear because of external issues including changes in law that will have impacts that are not yet fully known.
- Introduces resolution that excess dues collected in 2013 get rolled over to following year rather than returned to members. Read it for the record. Moved for accepting the resolution. Unanimously approved with no objections.

### 5. Project Manager's Report – General update on 2012 activities:

*a. Deck, handrail replacement*

*b. Entrance gate – no problems with new gate*

*c. Fireplace issues*

- 5 units had some deterioration of the chimney flue pipe resulting in an unsafe condition. The homeowners are being required to make repairs. Yates encourages homeowners to replace their fireplaces (units 1-68) during any remodeling which is the least costly time to do it.

*d. Furnace issues*

- Several furnace issues (and resulting pipe freezes) last year caused by lack of furnace maintenance. Association inspection of furnaces on an annual basis will take place this fall, any issues will be required to be addressed by the homeowners. Inspection will include changing the filters.

*e. Electrical panel issues*

- Older units have old circuit breakers that are showing signs of age. Yates will be identifying which units have them and will notify homeowners that it is strongly recommended to replace the old panels and breakers.

*f. Landscape*

- Homeowner comments complimented Yates and staff on how great the landscaping is looking.

*g. Replacing entryways and paths*

*h. Bears*

- Yates compliments homeowners for being diligent about not leaving the dumpsters unlatched, which greatly helps with keeping bear break-ins at a minimum. Plywood will not be put over the doors unless the need arises. Homeowners will be notified if that occurs.

*i. Tennis courts got resurfaced*

## **6. Old Business**

*a. TRPA updates on other issues affecting RRPOA*

- Bob Schuchardt and Bill Trevor worked with Cal State Lands and negotiated a lease with Cal State Lands which, when approved, will increase our legal buoy allocation from 19 to 31. It was going to be on the CSL August consent calendar, it has been pushed to October.

*b. RRPOA website*

- Jon reviewed how to access web site: <http://www.rr-tahoe.com>. Username to access Owners section is your email address, password is "rr-XX" where XX is your unit number.

## **7. New Business**

*a. Earthquake insurance for the property*

- Bill discussed quote we received for coverage and that we feel at this time it is too expensive for what we are getting.
- Homeowner comments supported the board's current position that it does not seem economically sensible to get the insurance.

*b. Items from the floor*

- Question about what are the rules regarding the pool area, specifically bringing glass into the pool area. Steve pointed out glass is prohibited in the pool area.
- Enforcement was discussed – the board can take steps against people who violate the rules if it is known who is causing the problem.

## **8. Adjournment - Ballots may not be submitted after adjournment.**

- Adjourned at 11:55am

RESOLUTION OF THE ROCKY RIDGE PROPERTIES OWNERS ASSOCIATION

RE: EXCESS INCOME APPLIED TO THE FOLLOWING YEAR'S ASSESSMENTS  
REVENUE RULING 70-604

Rocky Ridge Properties Owners Association is a California corporation duly organized and existing under the laws of the State of California:

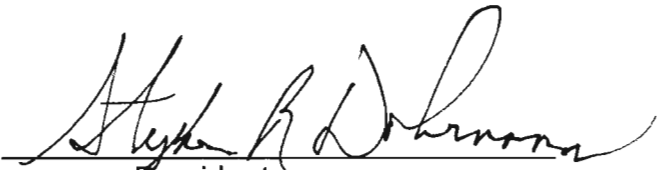
and

The members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

THEREFORE, the members hereby adopt the following resolution :

RESOLVED that any excess of membership income over membership expenses for the year ended December 31, 2013, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the meeting of the homeowners of the association on August 31, 2013.

BY:   
President

ATTESTED:   
Secretary