

2014 RRPOA ANNUAL MEETING MINUTES
11 a.m., Saturday, August 30, 2014
Rocky Ridge Beach Clubhouse

Call to order: 11:05am, Steve Dohrmann, President

1. Quorum count and introduction of all members

- 14 owners/representatives were in attendance plus 51 proxies received appointing the board for 65 members represented, meeting the meeting quorum
- 77 election envelopes were received at the start of the meeting, meeting the election quorum

2. Approve Minutes of 2013 Annual Meeting

- Moved, seconded, approved with no objections

3. President's Report – Steve Dohrmann

- Steve notes the project looks great and compliments Yates, Gary and Chum for the great job
- Steve introduced board members and mentioned different roles and compliments board for its service
- Steve mentioned the beach attendants have also done a great job this year
- Noted the new rule of no children under 5 in the hot tub
- Reminder to continue to be diligent about latching dumpsters because the bears are here every night
- Reminder to turn off water in units when leaving
- Reminder to talk to Yates and get proper board approval for ANY exterior or structural modifications

4. Treasurer's Report – Yates

- This year's budget is in good shape, no issues foreseen for this year
- Budgeting for next year will be done in the fall
- Introduces resolution that excess dues collected in 2014 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 2014 activities:

a. Deck, handrail replacement

- Ongoing as decks need replacement, some of the entry stairways and bridges have been started as well
- Bumped up the deck replacement schedule somewhat

b. Furnace and fireplace issues

- Inspections will be done in the fall

c. Landscape

- Irrigation still being updated to save water
- Trees being trimmed as necessary, brush trimming for defensible space

d. Replacing entryways and paths

- About 2 more years of those replacements before all are done.
- Blacktop done on a couple units will be removed sometime during this time as well.

e. Bears

- Bears are around every night, please continue to be diligent about latching dumpsters

- Plywooding of doors will be done like last year – only if needed, if an issue arises
- **f. Bocce ball courts to replace putting green**
- **g. Southwest Gas**
- SW Gas will be replacing big gas line next year, will be somewhat disruptive
- Needs to be done as those lines are made of steel and will rust and otherwise wear out
- **h. Security service**
- Security guard to be hired for July 4th will be tasked with keeping people generally quiet and out of the pools after 10:00pm.
- We already pay High Sierra Patrol for security services and they can be called any time an issue arises – 530-541-1502

6. Old Business

a. Insurance

- Note the letter to homeowners about the casualty insurance gap of code upgrade insurance. We have code upgrade insurance, but it may not be adequate in the unlikely event of the entire project being destroyed at once.
- Board solicits input if homeowners feel that covering the risk of code upgrade is important, noting that doing so would require increasing annual dues to cover the premiums

b. TRPA updates on issues affecting RRPOA

- New State Lands lease increased our legal buoys from 19 to 31
- TRPA regional plan adopted Dec 2012 so far still stands. Next they are supposed to adopt a new Shorezone Ordinance (who knows when).

c. RRPOA website

- Reminder that forms, newsletters, calendar, etc can be found at <http://www.rr-tahoe.com>

7. New Business

a. Items from the floor

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

- Adjourned: 12:08pm