

**2016 RRPOA ANNUAL MEETING MINUTES**  
**11 a.m., Saturday, September 3, 2016**  
**Rocky Ridge Beach Clubhouse**

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

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

- Owners/representatives in attendance plus proxies received appointing the board totaled 68 members represented, meeting the meeting quorum
- 68 election envelopes were received at the start of the meeting, meeting the election quorum

**2. Approve Minutes of 2015 Annual Meeting**

- Moved, seconded, approved with no objections

**3. President's Report (Steve Dohrmann)**

- Smoking has been banned in all common areas, formal notice will follow as well
- Board has been discussing short term rentals as relates to the CC&R revisions, board will be asking homeowners for more input
- Steve compliments Yates, Chum, and Tom on their work keeping the property looking great and working to keep our costs down
- Steve thanks board members for their contributions
- Reminders: turn off water when you leave, mind the No Parking signs and areas, watch out for snow removal

**4. Treasurer's Report (Laura Bertone)**

- This year's budget is in good shape with no problems currently foreseen.
- Funds on deposit are adequate, ~\$175,000 in replacement fund and reserve fund is fully funded
- Budget expenses are largely due to maintenance, plus some admin and utilities. Fees are the primary source of revenue.
- Budget planning for next year is underway.
- A raise in dues for next year is possible due to higher labor costs in the area. Looking for areas to reduce costs, so a dues increase will not be known until next year's budget is more complete.
- Laura Bertone introduces resolution that excess dues collected in 2016 get rolled over to following year rather than returned to members. Read it for the record. Moved to accept the resolution. Unanimously approved with no objections.

**5. Project Manager's Report-General update on 2016 activities (Bill Bauder)**

***a. Maintenance updates***

- Painting ongoing through summer, deck oiling in fall again, landscaping during summer, annual brush thinning underway, dead tree removal this fall, furnace inspections start soon.

***b. Water usage***

- modifying sprinklers due to water restrictions

***c. Dumpsters and bears***

- Dumpster space was cut back by garbage company restrictions.

- Since dumpsters are more full, it is easier for bears to get the trash out. Specific latching instructions are on every dumpster, please try to do it correctly and spread the word.
- Local bears don't really hibernate, so latching the dumpster is a year round issue
- **d. Security**
- Any night time problems, call the police for the best response. This includes noise issues.
- We do have a security guard that comes by periodically too.
- A sign-in sheet will be added to the beach area so we can help have a sense of who is using the facility, and as an aid to rules enforcement.

## 6. Old Business

### **a. Insurance**

- Will be similar to last year

### **b. Dogs must be in control (on leash) and picked up after**

- General reminder to please police yourself and your dog

### **c. TRPA updates on issues affecting RRPOA**

- Mediation hired for stakeholders and may result in new iteration of shorezone ordinance in a year.

### **d. Consents for electronic receipt of documents**

- Reminder that we keep these on file so we can send various documents via email, please return one if you have not already

### **e. RRPOA website**

- Lots of documents, newsletters, and webcam available on the web site <http://www.rr-tahoe.com/>

## 7. New Business

### **a. Status update on new CC&Rs**

- A ban on short term rentals ("STRs") of units has been discussed by the board. Our current CCRs arguably address this as a prohibition on running a business, but that may not be adequate if we desire to restrict STRs, especially into the future, so the board is discussing whether to write an explicit ban on STRs (less than 30 days) into the new CCRs.
- Homeowner input on the issue will be solicited as the board remains split on the issue. More info will be coming to homeowners.

Adjourned 12:30 pm