

RRPOA BOARD MEETING

Minutes

Noon, Monday, April 9, 2007

Boardroom at The Club at McGinnis Park, San Rafael, CA

(approved at May 26, 2007 Board Meeting)

Attending:

Board Members: Marsh Shambarger, John Bertone, Ron Benveniste, Ted Jones, Phil Fisher (Absent: Bill Trevor)

Others attending: Bill Bauder (Project Manager) , Bob Schuchardt, Gene Campbell, Ray ONeal

1. Meeting called to order at 12:30 PM
2. February 5, 2007 minutes were approved as amended.
3. President's report—Appreciation was expressed to the Board members who worked on the new insurance program (Ron, Bill, Phil)
4. Treasurer's report-- The Board approved the 2006 year end financial statement subject to the audit. The February 2007 financial report was reviewed by the Board. We are ahead of budget primarily due to not yet filling the approved new position on the Project Manger's staff.
5. Project Manager's report
 - Water shut of valves—only 8 not done, mostly because owners have chosen not to install them (owners prefer to use existing out door valves, or willing to risk the damages associated with a leak, etc.)
 - Fireplace repairs—14 fireplace repairs completed; 4 remain to be fixed. Of these 4 remaining, 2 are scheduled to be fixed, and the other 2 are in units where the owners have agreed not to fix, but to instead prohibit using their fireplaces.
 - Bears—no recent evidence of bears at RRPOA. The dumpster latching effort and perhaps loss of bear habitat in surrounding woods from defensible space program may be the reason.
 - Security service—service level remains poor. A new company may be starting up and if so, the Project Manager will pursue.
 - TRPA update for main roadway and boat storage area—to be reviewed after spring thaw.
 - Pier improvement status- to start this week. The delivered plank material (Trex) was returned because it did not meet factory spec.
 - Status of post light replacements—Lights on posts attached to handrails have been done. Will now start on replacing the lights on the free standing posts (requires small new footing, new metal posts, etc.)
 - Gate house window replacement is completed.
 - New BBQ for beach will be started soon and be ready prior to the summer season.

- Defensible space—The State Parks Dept will soon start thinning the surrounding woods near the upper units. Slash burning has been discontinued until the fall.
- Water meters- The TCPUD has indicated it wants to install water meters for individual units and for the common areas including the irrigation and pool where possible (all at their expense). The Project Manager is cooperating and has pointed out to the TCPUD where the expense will be considerable due to the piping layout to each unit and our multiple irrigation circuits.
- Rental building maintenance—Some of the wood beams supporting the building will need to be replaced with concrete foundations.
- A claim from Panos (unit 8) for plumbing repairs for the line outside of their master water valve was reviewed and rejected.

6. Old Business

- Tennis court option-- Results of the owner's mail in vote count for the combined children's playground, basketball court and putting green was 55 in favor; 28 opposed. The Board certified the vote, authorized proceeding with this project and authorized the Treasurer to conduct negotiations with the contractor and to have contract signature authority for this project.
- Insurance-
 - The Board approved the Bravo Agency/Farmers Master policy beginning April 1, 2007 (This is the formal approval of the e mail vote taken by the Board in late March 2007).
 - The Board agreed to raise the Umbrella Liability from \$5MM to \$6MM to compensate for only having \$2MM Directors and Officers liability coverage.
 - The Board agreed to drop the terrorism coverage.
 - The Bravo office is working on excess liability coverage for the pier, and coverage for the buoy boy while operating the motorized dinghy ferrying passengers.
 - The Project Manager was authorized (upon notice from Bravo Agency) to cancel the current policies with the Kimmey Agency for auto, the front end loader, etc. that were effective January 1, 2007 and have now been replaced by the Farmers policy.
 - The Bravo Agency is now our Broker of Record and will take over the management of Marine insurance policy and the State Fund (for workers comp.)
- Stacey Conner property status—Completion scheduled for July 2007. Various utilities have requested that Stacey make significant investments in the utility connections to her property to allow for future growth on adjacent or surrounding property. To assist her negotiations with these utilities, the Board authorized the Project Manager to prepare a letter to Stacey Conner describing the deed restrictions that prevent any expansion of units on our property

7. New Business

- Reserve Expenditures- The Board approved reserve expenditures as shown on the attached.
- Elections-Despite Hughes and Gill recommendation that proxies for elections are not necessary, the Board directed the Secretary to determine from Hughes and Gill if proxies are still permissible. (Proxies are desirable for RRPOA because of RRPOA's situation as primarily a second home for most owners. Without proxies, it will be difficult to get a quorum vote for election of Directors)
- The Board appointed Bill Trevor and Marsh Shambarger as the 2007 Nominating Committee. Terms expiring: Fisher, Benveniste, Jones, Bertone. (All 4 Directors indicated their willingness to run again)
- The Board left open the Director's position vacated by Julie Rollofson's resignation.
- Next meeting Saturday, May 26, 2007, 9 am, Rocky Ridge Beach Clubhouse

Executive Session: A short executive session was held to discuss personnel issues.

The meeting was adjourned at 2:30 PM.

Respectfully submitted

A handwritten signature in black ink that reads "Phillip Fisher". The script is cursive and fluid, with the first name "Phillip" and last name "Fisher" clearly legible.

Board Secretary

2007 Board Approved Reserve Expenditures

1	Skylight Replacement	\$ 9,000
2a	Roof Replacement units 82 & 83	\$ 21,200
2b	Roof Replacement units 98 & 99	\$ 21,200
3	Exterior Building Repairs	\$ 12,000
4	Exterior Lighting	\$ 11,000
5	Asphalt Sealing	\$ 11,953
6	Tennis Court Coloring	\$ 14,000
7	Pier Replacement	\$135,000
8	Walkway Replacement	\$ 5,418
Total		\$240,771