

Rocky Ridge Properties Owners Association (“RRPOA”)
Board Meeting Minutes
9 am , Saturday, May 26, 2007
RRPOA Clubhouse
(approved at Sept 1, 2007 meeting)

Board members attending: Marsh Shambarger, Bill Trevor, John Bertone, Phil Fisher, Julie Rollofson (appointed at the meeting)

Others attending: Marie Phipps, Ray O’Neal, Chuck Cooke, Dan Bosshart

1. **Called to order** at 9 am.
2. **Minutes** of 4/10/07 meeting were approved as written.
3. **President’s report**—The Board appointed Julie Rollofson to the Board to fill the vacancy created when she resigned several months ago due to her service on TRPA’s Board. She is expected to recuse herself if any TRPA conflicts arise.
4. **Treasurer’s report**—Expenses are under budget YTD due to the delay in the hiring of a new full time employee, who is now expected to start July 1, 2007.

In order to allow various transactions regarding our short term financial instruments, the Board approved the following:

“Resolved that William Bauder or Mary Cushing or John Bertone are authorized to perform any transaction for the account of Rocky Ridge Properties Owners Association (including but not limited to, change of payment information; transfer or sale of securities; purchase by ACH debit [*Pay Direct*®]; or reinvestments).

The authorized individuals may not appoint an attorney-in-fact with authority in turn to appoint one or more substitutes.

It is further resolved that any action taken by the individuals listed above is hereby ratified and that this authorization shall remain in effect indefinitely from the date of certification.”

5. Project Manager’s report

- **Bears**—There has been one bear sighting over last few months, but no property damage or dumpster raids. Apparently our diligence in latching dumpsters and using the carabineers is working.
- **New Security service**—We are working with Security Professionals of Nevada to become our new service. They are trained, armed and will be patrolling the grounds both on foot and drive through. An electronic key card system with recorders throughout our grounds will log time and location of the patrols in order to identify if contract conditions are being met. Reports will be available to the Project Manager. A major element of their service is that they will check the dumpsters every night and latch those needing it.
- **TRPA** update for Best Management Practices (BMP) to reduce silt from runoff into Lake Tahoe—Recommendations for owner’s areas have been

completed. We expect TRPA to review the main roadway and boat storage area at base this summer.

- **Pier improvement project**—Deck planking and new davits and winches for the dinghy are installed. Adjustable level catwalks, finger piles and new lights to be installed by July 4.
- **Post light replacements**—New lights on handrail mounts are complete; will start soon replacing lights on freestanding poles.
- **New BBQ for beach** is complete. Board commended the Project Manager and staff for building such an attractive amenity to the Beach Club.
- **Defensible space**—State will likely start removing trees behind the upper units later summer. (Many trees have already been marked.)
- **TCPUD request** for individual unit water meters on each unit. The TCPUD is still considering whether the investment is worth it given the piping complexities.
- **Rental building maintenance**— There are 6 wood piers (tree stumps) supporting the main wood beams of the rental building that will be replaced by concrete. Permit process is underway.
- **Panos (unit 8) claim** for plumbing repairs- Bill Trevor asked the Board to review the Board’s decision at a previous meeting not to reimburse Panos for his plumbing costs due to the mysterious closing of a valve at their water meter. The Board upheld their original decision.
- **Playground/BB court/putting green** – The posts for the BB court are up and the entry has been repaved. The contractor still expects to finish by July 4. The funding source is the build in operating fund cash from prior year positive cash carryovers after allowing for depreciation.
- **Roofs for 82,83,98,99** completed under budget
- **Entry to unit 48**—“Stamped concrete” will be used to replace the asphalt ruined by root upheaval.

6. Old Business

- **Insurance**—the Board approved various items:
 - **Buoy Boy Coverage** Bill Trevor to write a letter to the Bravo agency describing our requirements for covering the buoy boy (lost wages, liability, etc) and will include Mel Gianola’s concerns that State Fund is not authorized to cover employees on motorized vessels in navigable waterways.
 - **Marine excess liability** Phil Fisher to advise the Bravo Agency to add \$5,000,000 in coverage for a premium of \$4850 as stated in the Bravo proposal dated May 22, 2007.
 - **Trees and shrubs**--Phil Fisher to advise the Bravo agency of canceling the \$250,000 Trees and shrubs policy 60360-31-76 for a premium of \$4676 per year. We will instead rely on the package policy.
 - **Property and Equipment Lists**—The Project Manger to provide the Bravo agency with a description of all of our non-condo buildings (beach clubhouse, pool buildings, rental, maintenance, etc.) for inclusion into the Package Policy; and a list and coverage required for other RRPOA

equipment such as snow blowers, lawn mowers etc for inclusion into the Business Personal Property Coverage (now at \$75,000 for the front end loader only)

- **Correct the Named Insured, Provide Building Values calculation, Umbrella liability to cover autos** Phil Fisher to advise the Bravo agency of these items which were identified in Mel Gianola's notes from his meeting with Bravo.

- **Stacey Conner property status**— Her contractor has dug the required ditch along the west side the entry road for the utilities and also excavated for the required new transformer and utility box near the stop sign at the bottom of the entry road. Occupancy may be July or August. She will let us know when her contractor will excavate for the entry road crossing; and to excavate only half the crossing at a time to allow continuous access.

7. New Business

- **Annual Election**-The Board approved:
 - Small change in election process to allow counting ballots at Project Manager's office the Tuesday following the meeting, plus another meeting if necessary to count proxies. (State law require a notice to members of where and when)
 - Election schedule (attached)
 - Appointed the Project Manager, Bill Bauder, as Election Inspector
 - Declared June 2 as record date for Owner's eligibility to vote

8. Next Meeting is 9am Saturday September 1, 2007 at the RR Clubhouse, to be followed by the Annual Owner's Meeting at 11 am.

9. Meeting adjourned at 11:10 am.

Respectfully submitted

A handwritten signature in black ink that reads "Phillip Fisher". The signature is written in a cursive, flowing style.

Board Secretary

2007 RRPOA Election schedule

- 1 Prior to June 2 (90 days)—
 - Issue e mail; Newsletter or mailing to homeowners:
 - names of board members running
 - notice of self nomination
 - reminder of the election process
- 2 Prior to July 2 (60 days)
 - Self nominations due back to Inspector
- 3 Prior to July 17 (45 days)
 - Candidate statements due
- 4 Prior to July 27 (35 days)
 - Mail out ballot packages --dual envelope
- 5 Sept 1- 11 am Annual meeting; ballots due by noon
- 6 Sept 4 - 3 pm Ballots counted in Inspectors office; proxies identified and notified
- 7 Sept 11- 3 pm Proxies due back and final tally made in Inspectors office