

RRPOA Board Meeting Minutes
9 am Saturday, May 23, 2009
Rocky Ridge Clubhouse
(approved at Sept 5, 2009 bd meeting)

Directors attending: Marsh Shambarger (Pres), John Bertone (CFO and Treasurer), Phil Fisher (Secretary), Bill Trevor, Dan Bosshart, Ted Jones

Directors absent: Gene Campbell

Officers attending: Bill “Yates” Bauder (Project Manager),

Others attending: Marie Phipps, Ray O’Neal, Bob Schuchardt

Called to order 9:01 am, quorum of 6 Directors

1. Changes to Agenda from the floor:
 - a. Owner delinquency of payments
 - b. Tree trimming for viewsM/S to change agenda per above; approved unanimously
2. Minutes of April 6, 2009 : M/S for approval: approved unanimously
3. President’s report: Grounds and buildings look great; Appreciation to Yates for keeping the place looking so good
4. Treasurer’s report: 4 months ytd report was discussed; the impact of the Board approved rental reduction of the rental building is apparent
5. Project Manager report –see attached
6. Old Business:
 - a. Gabiati (unit 39) windows—3 pane windows per Board direction have been installed, however at slightly higher cost to accommodate a different glazing.
 - b. TRPA and approving buoys—See Project Manager report
 - c. Board terms: Fisher, Bertone, Jones, Bosshart (who was appointed by Board in Feb 2008 to fill Benveniste resignation) are all running again
7. New business :
 - a. Water saving ideas: The Board asked the Landscape Committee (Yates, Schuchardt, Trevor, Campbell) to look for water saving ideas and report to the Board. See Project Manager report for some ideas.
 - b. Tree trimming: The Landscape Committee was also asked to look at various trees as requested by Owners
 - c. Newsletter 11 review: The water issue of the TCPUD starting to charge for consumption was discussed in some detail because of the financial impact. Another major issue reviewed was the new TRPA and Tahoe Conservation District rules about boat inspection at all the Tahoe boat launch ramps, public and private. Details of both will be in the Newsletter.
 - d. Owner dues payment delinquency review —Bosshart and Trevor agreed to review our Delinquency Policy and also compare filing a lien (per our policy and consistent with state law) vs. filing in small claims court for recovery of late payment of dues. If a lien, such late payment liens are typically made available to the escrow company during a sale as part of the process to establish the proration of dues between buyer and seller. One issue is whether

a disputed payment lien would be enforced by the escrow company during the close of sale.

- e. Current Delinquencies: One owner (#95) is 2 quarters behind with no indication they want to become current. Another is one quarter behind (#104) Another owner (#9) short paid their dues 2 quarters ago due to a dispute, but has paid all dues in full since. This is a disputed charge, and not subject to the rules of the current Delinquency Policy which credits new payments to oldest debt re condo fees first.
- f. Expense allocation discussion deferred to next meeting.

Meeting adjourned 11:10 am

Respectfully submitted



Proposed 2009 RRPOA Board meeting dates

Day	Date	Time	Location
Monday	October 20, 2008	1 pm	Bravo Farmer's Foster City
Monday	February 2, 2009	TBD	Cancelled
Monday	April 6, 2009	Noon	Mcginnis Park, San Rafael
Saturday	May 23, 2009	9 am	RR Clubhouse
Saturday	Sept 5, 2009	9 am	RR Clubhouse
Monday	October 19, 2009	1 pm	TBD

Annual Meeting noon Saturday September 5, 2009 followed by annual picnic

Project Manager Report

1. Bears—Sightings, but no entries.
2. Preparation for summer-- tennis nets are up, (one upper court showing a settlement crack which will require about \$1,000 to repair),
3. Roof replacements— The roofs on units 109, 111 112, 113, 115,116, 122 and 123 have been replaced. Final costs were \$8,000 under budget because it was fewer roofs.
4. Progress on replacing flat roof entries with arched entry—22, 23, 54, 55, 65, 68 done. 66 and 67 to do before start of summer.
5. Paving repairs in areas of 21-24 came in \$5,000 under budget
6. Water saving ideas—aerating the lawn to allow the water to soak in, longer grass setting on mower, reduce/eliminate watering natural areas i.e., where there is no grass or planted flower beds, put in topsoil in selected planting areas, review Aspen trees planted between duplexes (Aspens are wrong choice for us, they do better in marshy or creekside environments, have a very shallow root system. Unfortunately many were planted here in 1970s and 1980's.)
7. Gate code will be changed to 1929 end of May