

RRPOA Board Meeting Minutes
9 am Saturday, Sept 5, 2009
Rocky Ridge Clubhouse
(approved at Oct 19, 2009 bd meeting)

Attending:

Officers and Directors: Marsh Shambarger, Bill Trevor, Ted Jones, Dan Bosshart, Gene Campbell, Phil Fisher, John Bertone, Yates Bauder (Project Manager)

Others attending: Ray O'Neal, Mary Cushing (bookkeeper) , Bob Schuchardt, Marie Phipps, Jan Brisco (for buoy discussion)

Called to Order 9 am

1. Changes to Agenda from the floor- add tree trimming to New Business (unanimously approved)
2. Approval of minutes of May 23, 2009 and conf call of Aug 20, 2009- Approved unanimously without discussion
3. President's report- Defer to Project Manager
4. Treasurer's report
 - a. Ahead of operating budget ytd: 2 Part Time Employee replaced one Full Time Employee; less snow removal
 - b. July 31, 2009 reconciliations of end July bank accounts statements distributed to Board. They agreed with the Cash in Banks of the July 09 Financial statements:
 - i. Operating fund \$85,881
 - ii. Replacement \$53,876
 - iii. Property \$17,826
 - c. Monthly Financial Statements to be made available to Board at each Board member's request for just actual and variance, or plus budget columns
 - d. Auditors: Our auditing partnership split up and we are now with the partner who was primarily working on our account, Sherrin Fielder, CPA located in Truckee. Their role is to express a year end professional opinion on our accounting practices. We also consult with them how to treat certain expenses, e.g., buoys: expense vs capitalize.
 - e. Motion from John Bertone to transfer \$15,000 from real properties to operating fund (typical transfer because real prop fund is an annual cash generator). Seconded by Fisher. Approved unanimously.
 - f. Revised allocation for expenses to rental properties was reviewed. Although the allocation is less than we have done in the past, the new allocation has been approved by our CPA. Although no vote was taken, there was consensus this was the right approach.
5. Project Manager report –
 - a. Bears-- Board agreed to plywood all empty units when the bear hibernation starts, unless an Owner opts out. Mario Klip, a wildlife biologist from

Department of Fish Game (DFG) says they have started a program to trap, tag and radio collar as many bears as they can, and want to form a foundation, perhaps using private funds to get a start on the issue. The DFG provided a bear trap after we reported the last break-in to unit 48, however the trap was removed a week later because of no bear activity. The board acknowledged the recent Bear alert and bear tips communication to the Owner by the Board which was written by Dan Bosshart with input from other Board members.

- b. Reserve Budget:
 - i. All entry roofs scheduled are complete. \$2,173 over budget.
 - ii. Decks at units 70-71 are complete \$5,450 over budget
 - iii. Sand was added to beach \$8,197 under budget
 - iv. Hot tub heater at lower pool was replaced \$1,707 (non budgeted)
 - v. Paving at 21-24 complete under budget \$5,061
 - vi. We are going to replace/ repave walkways at units 48, 98, 67,68, 59, 60, 57,58, 54,& 55. The bid is for \$11,699
 - vii. Rafter caps units 1 through 68 are complete. We plan to finish the remaining units this fall/ winter
 - viii. Year to date total for replacement reserve budget is under budget \$10,526 including the walkway replacement bid
 - ix. Note: the board will need to approve the over budget items at next meeting from the reserve along with the walkway bid and the hot tub heater.

- c. Operating Budget
 - i. Landscaping: complete for the year. We removed many unnecessary sprinklers and water usage was down 6% from last July. We expect August to be a bigger savings than July. We will remove the remainder of these unnecessary sprinklers (mostly non-planted areas). We also changed out the soil under several planting beds to require less watering.
 - ii. Defensible space: We will be continuing to trim trees and brush for fire prevention. We will be removing some dead and diseased trees this fall.
 - iii. Painting is in good shape and painting for the year will end soon.
 - iv. Decks: We will be oiling all wooden decks this fall.

- d. Best Management Practice (BMP) re drainage: Will work with TRPA to confirm we are done with BMP, and demonstrate to TRPA that no slot drain is needed at road entry to Project

- e. Unit 64 new window request: Lester Boeh (64 owner) requested a window addition facing north to the state park as part of interior remodel. Photos were shown to board. Bosshart motion to approve, Seconded by Bertone, unanimous approval provided Project Manager is involved and contractor follows the design shown to the Board.

- f. Reservation system for Beach and Clubhouse: facilities have been reserved every weekend during high usage periods, sometimes with only a few people attending, thereby blocking other Owners. Some concern Owners are not present for these functions as required by the reservation form (e.g., recent party where facilities were not cleaned up). Board agreed Reservation Rules to be reviewed next meeting.
6. Old Business:
- a. Delinquencies status (by Bertone): Polk (9) dispute claim not paid (\$809.23), Shea (95) paid March dues in June, then sent an improper check for June dues which we sent back to him for correction.
 - b. Allocation of expenses to rental property –see Treasurer’s report
 - c. Landscape committee- Water saving ideas (Yates, Schuchardt, Trevor, Campbell) See Project Manager’s report
 - d. Revised Delinquency Policy (Trevor and Bosshart)--- New draft underway to include dues assessments, to be circulated before next meeting and ready for Nov mailing of package to homeowners.
 - e. TRPA and approving buoys—RRPOA has been trying for decades to authorize additional buoys from the 19 buoys approved by State Lands Commission up to our current number of 41 buoys installed. The TRPA’s new buoy permitting process, still under review, may eventually allow applications for additional buoys. However, in the short term, the Board agreed to apply for only the current 19 buoys for the Permit application that is due on October 15, 2009. If TRPA rules change, or we receive other information that we may have a chance to apply for additional buoys, a Board decision will be made by email and/or conf call prior to Oct 15.
 - f. Additional background per Jan Briscoe:
 - i. TRPA Buoy Ordinance passed last October, but did not specifically address HOA buoy fields. Under the new ordinance, buoy applications are due to TRPA Oct 15, 2009, and requires a survey (see below) . See www.TRPA.org for Application and Permit forms.
 - ii. Tom Buswell is surveying our field beginning Sept 10 at RRPOA cost of \$3500 to provide GPS coordinates of each buoy as required by the application. Survey was last done 1994.
 - iii. Upon application review and assumed approval, TRPA then gives us orange tags for the number of buoys authorized and a Permit (really a contract) containing required mitigations such as scenic assessment, which RRPOA has to sign.
 - iv. The TRPA claims they will enforce removal of unauthorized buoys through litigation.
 - v. See attached distributed sheet for estimated expenses. In 2009, for the 19 buoys, it will cost us \$5,588 permits + \$3,325 registration plus any other mitigation expenses as required by the permit which could be as much as \$10,000; plus \$5,500 Briscoe fee. There may also be up to \$10,000 in excess buoy removal costs.

- vi. For 2010, Jan suggests RRPOA only apply for 19 buoys to demonstrate we are following the TRPA guidelines in good faith, and then apply for the additional buoys when the buoy process settles out. She suggests different approaches to the RRPOA Owners such as split seasons, to allocate the reduced number of buoys.
- vii. Other HOA's allocate the costs of their buoy fields to the owners with buoys.
- viii. Project Manager will scan a sample Permit and distribute to Board so Board can discuss by conference call and agree to number of buoys for which to apply prior to submission of application.

7. New business :

- a. Setting up HOA email distribution system to Owners from Board (Fisher) – The proposed Gmail system for distribution did not work, so we are back to using Phil Fisher's Microsoft Outlook for distribution of Newsletters and other Owner communication.
- b. Reserving Beach/Clubhouse during high use periods: see Project Managers report
- c. Trees- (Bob Schuchardt) The Board agreed with the proposal but will consider limiting the annual costs at next meeting.

8. Meeting adjourned 10:45 am

Respectfully submitted,



Board Secretary

Proposed 2009/2010 RRPOA Board meeting dates

Day	Date	Time	Location
Saturday	Sept 5, 2009	9 am	RR Clubhouse
Monday	October 19, 2009	1 pm	San Mateo, Bravo Agency
Monday	February 2, 2010	1 pm	TBD
Monday	April 5, 2010	1 pm	TBD
Saturday	May 29, 2010	9 am	RR Clubhouse
Saturday	Sept 4, 2010	9am	RR Clubhouse