

**RRPOA Board Draft Minutes**  
**1 pm, Monday, April 5, 2010**  
**Hilton Garden Inn,**  
**2000 Bridgepoint Circle**  
**Foster City**

**Attending:** Marsh Shambarger, Phil Fisher, Ted Jones, Gene Campbell, Bill Trevor, John Bertone, Dan Bosshart (1:30 pm)

**Officers present:** Bill Bauder,

**Others present:** Jerry Harding, Ray O'Neal, Bob Schuchardt, Roger Gault (1:25 pm)

1. Approved minutes of February 10, 2009
2. President's report- Shambarger deferred to project manager's report
3. Treasurer's report – Bertone
  - Shea #95 \$3264.23 lien filed recorded March 10, 2010
  - Polk #9 still delinquent \$909.73 including interest.
  - 2009 Annual financial report: Needs adjustment for rental bldg lease; cash flow forecast for 2010 still appears reasonable
  - M/S Jones/Campbell to approve 2009 annual financial report as amended by John Bertone for rental bldg lease: approved unanimously
4. Project Manager report --Bauder (See attached)
5. Old Business:
  - a. Buoy: See attached assignments and project mgr report for TRPA and lawsuit status, updates, etc. Board agreed to invite our buoy consultant. Jan Briscoe, to labor Day Board meeting for an update
  - b. Entryway modifications See attached project manager report
  - c. Bear report- See attached project manager report
  - d. Association Master Insurance --Roger Gault: Updated Board on terms, prices etc., for renewal of Master Association policies. Roger recommended the Farmers 2010 master policy proposal with which the Board agreed.
  - e. Providing financial reports to Board and Owners as electronic files per Davis Sterling—Bill Trevor to review Davis Sterling requirements.
  - f. Replacing cracked concrete entryways to units--Bauder: Replacing the concrete in place will likely be expensive because it requires chipping out wood framing in some of the units. Project Manager will demonstrate colored asphalt as an alternate at Memorial Day weekend meeting at RR.
6. New Business:
  - a. Tree trimming/removal for views 57, 91, 99, 107 M/S Trevor/Campbell to reject proposal for tree removal and trimming. Approved 6-1 (to follow good forestry practice) with Fisher opposed on basis it ought to go to landscape committee.
  - b. Spa re-plastering: M/S Trevor/Bosshart to authorize project manager to make color and style selection, to proceed with the project; and to provide Board with final cost. Approved unanimously. Project Manager and Treasurer

indicated that although this item is over budget, that other 2010 items will be adjusted to keep total 2010 cap reserve budget at the approved \$144,304.

7. Executive session for:

- a. O'Neal Rental Bldg lease renewal
  - i. Ray: Still lots of vacancies in town, new competitive space in Squaw; wants 5 year lease with includes increases of slightly over 4% per year.
  - ii. M/S Trevor/Bosshart to offer a two year lease at \$2100/month first year and \$2199 second year at same terms and conditions as present lease. Approved 6-1. (Jones opposed) Bosshart to prepare a simple amendment.
- b. Salary and health benefit discussion for the RRPOA staff  
Board recommendations: M/S Trevor/ Fisher Approved 5-2 (Jones and Bertone opposed) as follows:
  - i. Shift to Blue Cross Lumenos HSA 1500
  - ii. Deductible reimbursement: Association to reimburse all employee deductibles
  - iii. Max OOP reimbursement: employee pays all out of network OOP costs
- c. Salary: Board approved unanimously the recommended salary action.
- d. Fee dispute Unit 9: Board letter was sent to Owner notifying small claims court if no payment. Board acknowledged Owner refusal response. Trevor, and Schuchardt agreed to pursue the question on how to proceed in small claims court.

8. Next meeting Dates:

Day	Date	Time	Location
Monday	February 1, 2010	1 pm	Bravo Agency, Foster City
Monday	April 5, 2010	1 pm	Hilton Garden Inn, Foster City
Saturday	May 29, 2010	9 am	RR Clubhouse
Saturday	Sept 4, 2010	9am	RR Clubhouse

## **4-5-2010 Meeting Notes RRPOA Project Manager**

### **A. Projects Ongoing and Complete**

1. Rafter Caps almost Complete only need to install a few on new buildings
2. Snow Removal; 4 feet received last week, probably at normal for season
3. Entry Roofs units 42 & 43 Complete,
4. Building and Roof Repairs Unit #61-64. Serious roof and building issues

### **B. Projects to Do**

1. Entry Roofs Units 38&39, units 45, 46, 47,&48
2. Deck replacement units 82 & 83, 98 & 99
3. Roof Replacement at Maintenance Building, Units 107 & 108, 103 & 104
4. Asphalt Sealing
5. Spa Replastering upper and lower spas
6. Walkway Replacements
7. Spring Clean-up, Sprinklers, open amenities etc.

### **C. Old Business**

1. Bears are awake; Renters left dumpsters open but no problems otherwise.
2. Buoys permit status –
  - TRPA suit status: mid June is first hearing; Consultant confident we will get our 19 approved
  - Lottery results and complaints. See attached list for assignments
  - Buoy boy for June -We can start June 30, or start 11 days earlier on June 19. M/S Bertone/Jones to leave decision of when buoy boy starts at discretion of project manager. Approved unanimously.
3. Walkways (problem of chipping out concrete entryways) defer to next meeting so we can see in person.

**2010 RRPOA Buoy Assignments**  
**April 5, 2010**

<b>Unit</b>	<b>Name</b>	<b>Period 1 May 15 to July 28 Buoy no</b>	<b>Period 2 July 29-Oct 15 Buoy no</b>
18	Bosshart	1	1
25	Campbell	2	2
29	Trevor	3	3
38	Nickerson	4	4
55	Gault	5	5
91	L. Frangadakis	6	6
16	Meeks	7	
43	Shore	8	
65	Relkin	9	
99	Dohrmann	10	
117	Legallet	11	
57	Lerios	12	
40	Carlson	13	
115	Gerber	14	
15	Schuchardt	15	15
59	A. Sockolov	16	16
70	Harding	17	17
11	Hennig	18	18
46	Schaefer	19	19
87	Senise		7
8	Panos		8
22	Gilmartin		9
17	Manning		10
48	Farwell		11
56	McCausland		12
19	Flocchini		13
24	Rehkopf		14