

RRPOA Board Meeting Minutes

Apr 23, 2013, noon

Peninsula Golf & Country Club, San Mateo, CA

Call to order: 12:00 noon

Attendance

Directors: Steve Dohrmann, Bob Schuchardt, Jon Carlson, John Bertone, Bill Trevor, Dan Bosshart

Officers: Bill "Yates" Bauder, Gene Campbell

Others: Chuck Ott

1. Approve minutes of Feb 12, 2013 (see attached minutes)

- Unanimously approved

2. Treasurer's Report (John)

A. Review of March 31, 2013 operations

- Nothing dramatic versus budgeted, minor timing differences mostly, no delinquencies

B. Approval of year ended 12/31/2012 report to homeowners

- Bill moves we approve the report, Jon seconded, unanimously approved

C. Approval of letter to homeowners

- Bill moves to approve the letter, John seconded, unanimously approved

3. Project Manager's Report (Yates)

A. How is the new gate and gate code system working out?

- Works well, slightly over budget due to new housing required and new lighting of keypad area
- Minor change – car needs to be closer to gate for remote to work versus previous gate

B. Other

- Pavers installed on several units. Still proceeding with units whose walkways need work first.
- Deck work proceeding on a few units. Less building repair needed this time.
- Tennis court repairs to fencing somewhat done, resurfacing maybe mid-May requires warmer weather
- Spring cleanup complete, sprinklers prepped, lawns thatched

C. Chimney sweeping and inspections

- In addition to normal stuff found, now finding flue pipes getting thin and the joints are starting to not mate well. One solution suggested is to replace fireplace entirely. Yates to obtain more options regarding scope of repairs required and possible solutions.

4. Old Business

A. Rules and Policies (Bob/Jon/Bill)

I. Review of Rules and Policies

- Work in progress to make sure rules are organized and accessible to appropriate users

B. Furnaces (Yates/Trevor)

I. Do we need to send a formal letter to homeowners detailing this policy?

- Letter will be prepared and sent. Inspection (including filter) is HOA expense, homeowner responsible for repairs if needed

C. Buoys (Bob/Steve/Bill)

I. New state lands lease for additional buoys and pier

- Bill and Bob met with Cal State Lands, and have proposed that 31 buoys will be approved with a new lease. New lease terms are more expensive, but in 2016 our lease expires anyway and the minimum rate change then would be to the new rate. So we can begin paying more now, with the benefit that we will get 31 buoys approved and at a fairly long term (10 years).
- Board approves letter to CSL requesting an amendment to our CSL application that would bring us to 31 buoys at the new rental rate. Bill moves we approve the letter, Jon seconds, unanimously approved.

5. New Business

A. Insurance – Chuck Ott

- Chuck went over our coverage summary and what it implies.
- Chuck will get us a proposal for earthquake coverage
 - I. Approve new policy
- John moves to approve policy, Bob seconds, unanimously approved

B. Approve Unit 117 Legallet exterior modification for water heater vent

- Board unanimously approves the modification.

C. Future Meeting Schedule

- I. ~~Tues, May 28, 2013, noon, location TBD (day after Memorial Day)~~ cancelled
- II. Sat, Aug 31, 2013, 9am, Beach clubhouse, Board Meeting
- III. Sat, Aug 31, 2013, 11am, Beach clubhouse, Annual Homeowners Meeting

Adjourned: 2:21pm

6. Executive session

A. Review and approval of payroll

- Board approved the payroll proposal of the Treasurer.