

RRPOA Board Meeting Minutes
Oct 21, 2014, 12:00 noon
Peninsula Golf & Country Club, San Mateo, CA

Call to order: 12:07 pm

Attendance

Directors: Steve Dohrmann, Bob Schuchardt, Jon Carlson, John Bertone, Nick Farwell, Bill Trevor, Dan Bosshart
Officers: Bill "Yates" Bauder
Others: Ray O'Neal

1. Approve minutes of Aug 30, 2014 ([see minutes](#))

- Unanimously approved.

2. Election of Officers

- Board elects
 - o Steve Dohrmann as President
 - o Bob Schuchardt as Vice President
 - o John Bertone as Treasurer
 - o Jon Carlson as Secretary
- Nick Farwell added to Finance Committee, all other committees remain the same
- Gary Turpin no longer assistant manager (retired)

3. Treasurer's Report (John)

- Things going well in general and are under control
- Buoy costs from State Lands ended up in same calendar year as a one-time billing timing issue
- Buoy revenue slightly down from expected
- Moved to approve homeowner's letter packet subject to a modification adding a description of the code upgrade insurance discussion which occurred at the homeowners meeting. Unanimously approved.

4. Project Manager's Report (Yates)

- Aeration complete, chipped brush, decks oiled, Bocce courts complete, winterizing underway
- Adding another kayak rack at the beach area, repainted and refreshed beach clubhouse

A. Gas meter sheds

- Will get to them early winter – put one up and see if they look good and costs are OK

B. Furnace and fireplace inspections

- Furnace inspections are ongoing at a moderate pace
- Fireplace inspections will be done in the spring

C. Solar panels to heat pools

- Meeting soon with contractor about putting new panels on pool

D. Maintenance updates

- I. Clean up of rear lot
- Gary moving some old stuff and Klaus is also moving some stuff out of there

II. Front entrance cleanup

- Rebuilding entrance signs

E. Defensible space status especially west of the property

- State Lands is talking about doing some thinning and fuel reduction in the area as they find funding

5. Old Business

A. Old Federal Pacific electrical panel/circuit breakers

- The old breaker panels have had demonstrated problems
- Affected homeowners have been asked to change but many have not
- Moved that the board mandate removal of the Federal Pacific breaker panels in 45 days or less. Yates to send letter to affected homeowners. Unanimously approved.

B. Bocce ball court

- Built and done. Bring your own Bocce balls.

C. Any change to code upgrade insurance issue in light of the King fire?

- Tabled for now.

6. New Business

A. O'Neal Lease

- When the lease is up in June 2015, Ray would like consideration of a lower rent for the rental office space given that less and less units are being offered for rent. Board asked that he gather and present some comparable commercial rents in the area.

B. Amendment of CC&Rs regarding insurance

- Bob & Bill are considering minor revisions to the CC&Rs to clarify coverage between HOA versus Homeowner responsibility. They will discuss offline and make recommendations to the Board.

C. Transfer fees under Davis-Stirling

- Yates confirmed our \$350 fee reasonably reflects our costs of paperwork, required sewer line test, etc.

D. Board notes with regret the passing of Mel Gianola, past resident and board president of Rocky Ridge

E. Discuss Future Meeting Schedule - Proposed

- I. Tues, Feb 10, 2015, noon, location PG&CC
- II. Tues, Apr 14, 2015, noon, location PG&CC
- III. Tues, May 26, 2015, noon, location PG&CC (day after Memorial Day)
- IV. Sat, Sep 5, 2015, 9am, Beach clubhouse, Board Meeting
- V. Sat, Sep 5, 2015, 11am, Beach clubhouse, Annual Homeowners Meeting

7. Executive Session

A. Employee issues

Regular session adjourned 1:41 pm