

RRPOA Board Meeting Minutes
Apr 15, 2015, 12:00 noon
Peninsula Golf & Country Club, San Mateo, CA

Call to order: 12:07

Attendance

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

Officers: Bill "Yates" Bauder

Others: Chuck Ott, Ray O'Neal, Tyler O'Neal, Mike Farwell

1. Approve minutes of Oct 21, 2014 ([see minutes](#))

- Unanimously approved.

2. Treasurer's Report (John)

- Approval of annual financial statement. Nick moved to approve, Bill seconded, unanimously approved.
- Reviewed March statements. Minor variances in budgeting due to timing (no snow removal).

3. Old Business

A. O'Neal Lease

- Ray presented background of reduced vacation rental market and a proposal for new lease terms on the rental office.
- Bill moves we accept Ray's proposal of 3 year lease extension beginning at \$1800 per month with 6% annual increase. Jon seconded. Unanimously approved.

4. Casualty insurance coverage (Bill/Chuck Ott)

- Chuck Ott reviewed our new insurance policy
- In February, Fannie Mae/Freddie Mac changed what type of HOA casualty insurance was acceptable to cover homes for which they write loans to only accept programs with specific, fixed limits. This is different than what we got last year. This year we now have a \$50 million fixed limit. The way building replacement costs are computed also changed. Premium went from \$69K to \$88K this year.
- Homeowners are recommended to cover replacement cost of interior contents plus costs of interior construction. Also liability that occurs inside the unit (HOA coverage only covers liability in common areas - outside the door of the units).
- 2015 policy outlined above was approved via emergency email meeting when policy renewal was required. Jon moved to ratify previous action taken via email, Nick seconded, unanimously approved.

5. Project Manager's Report (Yates)

- Due to lack of snow, various spring cleanup has moved up. Sprinklers inspected and run occasionally, for example.

A. Reserve work

- More walkways have been converted to pavers. Asphalt lead-in sidewalks will be done when material becomes available.
- More deck replacements underway along with some of the entrance decks in the upper part of the project.
- Spa replastering has started. Both spas will be done before their scheduled opening dates.

B. Gas line replacement

- Will begin in May. They may try and use a technique that will help reduce the amount of disruption, but it is subject to whether it will work in the conditions found at Rocky Ridge. SW Gas believes work may be done before June.

C. Buoys and lake level

- Yates measured 46" of water at end of pier recently. Expected lake level rise from any seasonal runoff is only a few inches. So lake level will be down significantly, Yates is projecting about 3' at the end of July, maybe 2' by end of October.
- Boat owners may want to put their outdrives up when on the buoys.
- Next meeting we should discuss whether to change the allocation/cost passthrough scheme.

D. Gas meter sheds

- A bunch of sheds have been done. More to come.

E. Furnace and fireplace inspections

- Last remaining problem fireplaces are being replaced now, only one unit remains as not repaired (#44) and it is still welded shut to be unusable.
- Furnace inspections are being finished up this week.

F. Solar panels to heat pools

- Being installed soon on lower pool. If it proves to save enough energy to be cost effective we may do it on upper pool as well.

G. Maintenance updates

I. Clean up of rear lot

- Various old boat trailers, cars, etc have been moved out.

II. Front entrance cleanup

- Entry signs all rebuilt last fall.

H. Defensible space status especially west of the property

- West side of property, which is most likely direction of a fire if it were to come, is in pretty good shape. But Yates is going to have some guys clean up some more border of that area. State park may clean up the big part of the area to the west.

I. Water conservation

- We have made 30-40% reductions beginning in 2012, but may now be required to reduce 25% more. We may have to accept brown lawns, it'll depend on what we are required to do.

J. New hire

- Tom Griffin started working with Yates and his crew in March. He has carpentry experience.

6. New Business

A. Kramer #41 exterior steps modification

- The homeowner-proposed exterior step modification was discussed.
- Approved subject to conditions discussed with Yates, to include no free-standing handrails, no obligation for HOA to maintain, HOA retains the right to remove in the future, and minimal visual impact.

B. Amendment of CC&Rs & Bylaws

- CC&Rs and Bylaws need to be updated to current law (Davis-Sterling). Curt Sproul is kindly assisting in this effort.
- Many individual issues were discussed, Bill will continue working on subsequent drafts.
- This is a mind-numbingly detailed effort and will continue...

C. Meeting location

- Board authorizes board meetings to be held outside Placer County. Unanimously approved.

D. Discuss Future Meeting Schedule - Proposed

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

Regular session adjourned 3:10 pm

7. Executive Session

- Postponed to next meeting

A. Payroll