

RRPOA Board Meeting Minutes

May 31, 2016, 12:00 pm

McInnis Golf Club, San Rafael, CA

Call to order 12:00 pm

Attendance

Directors: Steve Dohrmann, Bob Schuchardt, Jon Carlson, John Bertone, Nick Farwell (via phone)

Officers: Bill "Yates" Bauder, Laura Bertone

Others: Ray O'Neal, Paul Gray unit #9, Dan Duggan unit #75

1. Approve minutes of Apr, 19 2016 ([see minutes](#))

- Unanimously approved

2. Treasurer's Report (John/Laura)

- No problems foreseen – no overages or big problems
- Upcoming report projecting budget and capital expenses being undertaken
- Reserves going up a bit because roofs and big items aren't coming due right now, but will eventually of course.

3. Project Manager's Report (Yates)

A. Reserve budget and work

- Finished spring cleanup, buoy inspections, deck oiling, painting underway, pavement sealing underway, continuing deck work. Stairways need to be finished on a few units. Paver conversions will be continuing, will continue asphalt fixing as well.

B. Fireplace inspections update – any problems?

- Couple problems, but one or two units that got a bad report did not have a problem on further inspection.

C. Update on buoy usage, status and timing of buoy boy (Nick)

- Yates expects a few more buoy requests, buoy boy will start June 15.
- TRPA surveying boat storage yard to get official approval of BMP (Best Management Practices)

D. Other

- Yates warns us that compensation will need to increase over time due to increasingly tight labor market in region

4. Old Business

A. Insurance Policy 2016-17

- Bill to write letter about homeowners' insurance requirements and that total replacement cost coverage could be available on an individual basis.

B. Rental rules (Bill/Bob)

- CC&R revision still underway
 - I. Rental Coordinator details – fee, logistics, etc
 - II. Discussion from Paul Gray about his rental experience
- Trying to offset costs of purchase plus some remodeling
- Using VRBO, matching O'Neal fees and pricing
- Typical rental is 2-5 days, does not want to see minimum stays

- Has Transient Occupancy Permit from county, 30 day limit is more of a tax thing – rentals of more than 30 days do not require occupancy tax to be paid.
- Rental occupancy is total of roughly 15 weeks per year
- Homeaway.com is the online service that owns VRBO. They collect money and handle contract.
- The Grays manage and hire a housekeeping service.

III. Discussion from Dan Duggan about his rental experience

- Rented a unit about 12 years ago and had a great time and subsequently bought a unit
- Rents through Ray's office, rents so that they can offset costs of ownership
- Estimates 25% of the rentals are 2 day rentals and feels he would need to be able to have 2 day rentals to survive
- Never had a problem with a tenant in 10+ years

C. Release of liability for contractors (Dan)

5. New Business

A. Future Meeting Schedule - Proposed

- I. Sat, Sep 3, 2016, 9am, Beach clubhouse, Board Meeting
- II. Sat, Sep 3, 2016, 11am, Beach clubhouse, Annual Homeowners Meeting

Regular session adjourned 1:15 pm