

RRPOA Board Meeting Minutes

Nov 16, 2016, 12:00 pm

104 Mesa Verde Way, San Carlos, CA 94070

Call to order 12:04 pm

Attendance

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

Officers: Bill "Yates" Bauder, Laura Bertone

Others: Ray O'Neal

1. Approve minutes of Sept 3, 2016 ([see minutes](#))

- Unanimously approved

2. Treasurer's Report (Laura Bertone)

- John Bertone, Treasurer, has submitted his letter of resignation from the board after 40+ years of service.
- October statements are looking OK, a couple minor variances should work out as seasonal variability goes.
- Legal/admin a little over due to BMP approvals.
- Next year's budget has \$30,000 projected deficit. Looking for places to save, but labor costs have increased this year. We will need to adjust dues to meet the needs.
- Bill moves we raise the dues to \$2,500/quarter for 2017. Bob seconded. Unanimously approved.

3. Project Manager's Report (Yates)

A. Reserve budget and work

- Deck oiling done, tree/brush removal ongoing, winterization done, furnace inspections nearing completion, painting done for year (got lots done this year), sprinkler upgrades to address dry areas and work within water use restrictions, equipment maintenance.
- Reserve budget items came in under budget.

B. TRPA BMPs

- Coverage verification is complete. TRPA agrees that back storage lot does not require paving (saves hundreds of thousands of dollars). Final step to certification is one final inspection.

C. Compensation increase due to labor shortage, will budget need adjustment (last mtg)

I. Are current dues OK to cover projected labor increases?

- See above. Dues increase approved.

D. Signup sheet at beach, pool, etc that was previously discussed (Nick)

- Yates will put in a small "desk/podium" that can hold a paper tablet so people can sign in.

E. Length of season for buoy boys (Nick)

- Shorten a week to 6-22 thru 9-15

F. Security as relates to unauthorized users (Nick)

- No specific incidents to address at this time.

4. Old Business

A. Insurance (Bill)

- Leave Chuck Ott's insurance letter as part of the homeowner package.
- Insurance renewal will change to coincide with calendar year. Also trying to make sure all policy times align.

A. Release of liability for contractors (Dan)

B. Continuation of short term rental rules discussion (Bill)

- Board is going to construct a survey of owners to determine what direction the homeowners would like to pursue in the future CC&Rs.

5. New Business

A. Request for pickle ball court (Yates)

- Yates to investigate costs of adding pickle ball lines to one tennis court. If not expensive, he will proceed.

B. Discuss policy for new style air conditioner installs (Bill/Yates)

- Concerns are noise and exterior visual impact of condenser and linesets.
- "Mini-splits" require a condenser outside and outside tubing to go to rooms.
- One typical supplier sells a Panasonic condenser that is 55db (pretty quiet) for one example of "mini-split".
- Whole house air could run most linesets under the house.
- Board will examine a specific plan when one is presented. Noise and visual restrictions may be imposed.

I. Related: whole house fans

C. Consider Special Proclamation

- In recognition of John Bertone's 40+ years of service on Rocky Ridge's board as Treasurer, the board proclaims its deepest gratitude on behalf of the homeowners of Rocky Ridge and thanks John for his devotion of time and energy.
- An appropriate gift commemorating the board and ownership's gratitude is being explored.

D. Discuss Future Meeting Schedule - Proposed

- I. Tues, Feb 7, 2017, noon, Peninsula Golf & Country Club, San Mateo, Board Meeting
- II. Tues, Apr 18, 2017, noon, Peninsula Golf & Country Club, San Mateo, Board Meeting
- III. Tues, May 30, 2017, noon, Peninsula Golf & Country Club, San Mateo, Board Meeting
- IV. Sat, Sep 2, 2017, 9am, Beach clubhouse, Board Meeting
- V. Sat, Sep 2, 2017, 11am, Beach clubhouse, Annual Homeowners Meeting

Regular session adjourned 2:10 pm

6. Executive Session

- The board appoints Laura Bertone to be a board member and Treasurer, filling the remainder of John Bertone's term. The board recognizes Laura's specific qualifications as a CPA and her knowledge of RRPOA's financing as particular assets.

Adjourned 2:20pm