

Minutes
Meeting of the Board of Directors of the Rocky Ridge Property Owners Association
February 6, 2018, 12:00 noon
Telephonic Regular Meeting

President Steve Dohrmann called the meeting to order at 12:04 am. Board Members telephonically in attendance: Steve Dohrmann, Bob Schuchardt, Nick Farwell, Laura Bertone, Curtis Sproul, Frank Pagliaro and Bruce Shepherd. Bill Trevor and Bill (Yates) Bauder also attended. Notice of the meeting was posted on the message board at the entrance gate on Rocky Ridge Road on January 31, 2018.

- 1. Approval of Minutes:** The minutes of the November 14, 2017 board of directors meeting were approved by a 6-0 vote (Motion by Nick Farwell, Second by Laura Bertone); Frank Pagliaro abstained (since he was not present at the November 14, 2017 meeting).
- 2. Burton Creek State Park Fuel Reduction:** Rich Adams (forester, California State Parks System) joined the telephone call to discuss the fuel reduction program which Burton Creek Park intends to undertake in a large area to the immediate west of both the Rocky Ridge point and the most western of the Rocky Ridge condominiums (see attached map). Rich made the following major points:
 - The project will involve both the removal of dead trees and the thinning of live trees.
 - Yates noted that the work should reduce the risk of fire spreading from Tahoe City, or from the project area, to the Rocky Ridge condominiums. Another ancillary benefit will be the removal of homeless camps in the project area (which pose additional fire danger).
 - Rich hopes to run the project from mid-August to October 15 of 2018 (though Rich's approvals permit the project to continue into 2019, if necessary). Steve Dohrmann stressed that the board would like the project to be completed in 2018, if possible.
 - The park has grant funding for the program. The grant funding requires that any wood removed from the area must be productively used in other ways (i.e., it can't be burned onsite). This means that much of the felled wood will be trucked to wood processing facilities north of Truckee, thereby increasing the traffic generated by the project.
 - Burton Creek Park wants to use the Rocky Ridge Road for access to the project area, including for removal of ALL waste from the project. Rich still has not yet identified the particular trees to be removed, so it is difficult to estimate the intensity of truck traffic, but he does not believe that the traffic will be overly disruptive (though he further agreed to not run trucks over our road during Labor Day weekend). He envisions a total of roughly 50 truckloads over the life of the project.
 - Rich plans to use an outside contractor to do the project work. Rich added that he can incorporate protections into the contractor's contract for the benefit of the RRPOA. Board members made a number of suggestions, including (i) permitting an RRPOA representative to assist in identifying trees to be removed (so as to keep aesthetically valuable trees); (ii) imposing speed limits and caps on truck weights (Rich plans to cap truck weight at 80,000 lbs. for an 18 wheeler; the board indicated that it wants Yates to look further into the appropriate weight caps

for trucks, so as to protect RR roads); (iii) cleaning and watering of the roads after use by the trucks; (iv) repair of all damage caused to any RR road surfaces (not just patching); (v) repair of any landscaping damage; (vi) advance notice of anticipated commencement and completion dates; (vii) limitations upon the permitted daily hours of operations; (viii) establishing clear penalties for violations of any of the foregoing requirements; and (ix) indemnification against other claims arising out of the work. The board also stressed that the RRPOA should be an additional insured on the contractor insurance, and that the board would like to review the contract before it is finalized.

- Yates will serve at point for discussions with the State Park regarding the project. Yates noted that he has worked extensively with Rich in the past and has confidence in him.

3. Treasurer's Report: Treasurer Laura Bertone and Steve Dohrmann reported the following:

- Steve said that he had spoken with Rocky Ridge's insurance agent, and the agent does not anticipate material premium increases. Yates has brought the insurance agent into the loop with regard to the potential Burton Creek State Park project (although the project may reduce fire risk, the agent does not anticipate that the project will result in premium reduction).
- Laura reported that our existing accountant has agreed to a small fee reduction to make sure that the total accounting fees (tax and audit) are reasonably consistent with market rates.
- Laura reported that there are no material changes to RRPOA revenues or expenses since the board's budget discussions at the last board meeting.

4. Project Manager's Report: Yates reported as follows:

- The project team has taken advantage of the lack of snow to work on other projects, including brush removal. Yates has started prep work for deck and entryway replacements. This work is ahead of schedule (due to the lack of snow)
- The project team has completed almost all of the work required for the BMP certification.
- There was a water leak in unit 115 (a refrigerator valve broke). The association's share of the damage was below our deductible amount.
- The bears have been bold lately. Bears have gotten underneath three different units. The resulting damage has mostly consisted of tearing of ducting.

OLD BUSINESS

5. Real Property Leases: Bob Schuchardt reported as follows with respect to the extension of the leases at the foot of the Rocky Ridge Road:

- Clauss has signed an extension for one year, with an option for one more year. \$1771/month (an increase from \$1671/month).
- The O'Neal lease comes up for renewal June 30.

- The Laverde lease comes up for renewal in November.
6. **CC&R and By-Law Amendments:** Curtis Sproul said he is ready to circulate final drafts to the board. The primary changes are intended to bring the documents into compliance with changes of California law adopted in 2014. The new documents also will make it clear that the board has rule-making authority with respect to short term rentals, should problems arise in the future on this issue. Curt also will run the insurance provisions past our insurance agent. The board established a goal of finalizing the amendments for a vote of the members this summer.
 7. **Employee Retirement Trust:** The board discussed the contribution to be made to the association's employee retirement trust for each employee for the 2018 calendar year. The board unanimously approved (Motion: Bruce Shepherd; Second: Bob Schuchardt) the association contributing matching funds, for each particular employee, in an amount up to the lesser of (i) the amount contributed by the employee and (ii) 3% of the gross compensation paid to the employee during 2018.
 8. **Buoy Fees:** The board had a lengthy discussion regarding buoy fees to be charged owners that sign up for and receive exclusive buoy usage rights at the Rocky Ridge beach during the summer of 2018 ("buoy users"). The board discussed the history of buoys at Rocky Ridge, the past manner in which buoy related costs have been handled, the philosophy behind allocating some or all buoy related costs to buoy users, and potential methodologies for effecting such allocation. The board ultimately determined to pass along to buoy users, in the aggregate, a pool of costs which the board believes to be exclusively or disproportionately attributable to buoy usage. This pool of costs then would be borne in equal shares by the 31 buoys. Applying these principles to the anticipated costs for summer 2018, the board (Motion: Laura Bertone; Second: Curtis Sproul) unanimously agreed that it would be reasonable and appropriate to charge a buoy user a fee of \$1,300/buoy during summer 2018.

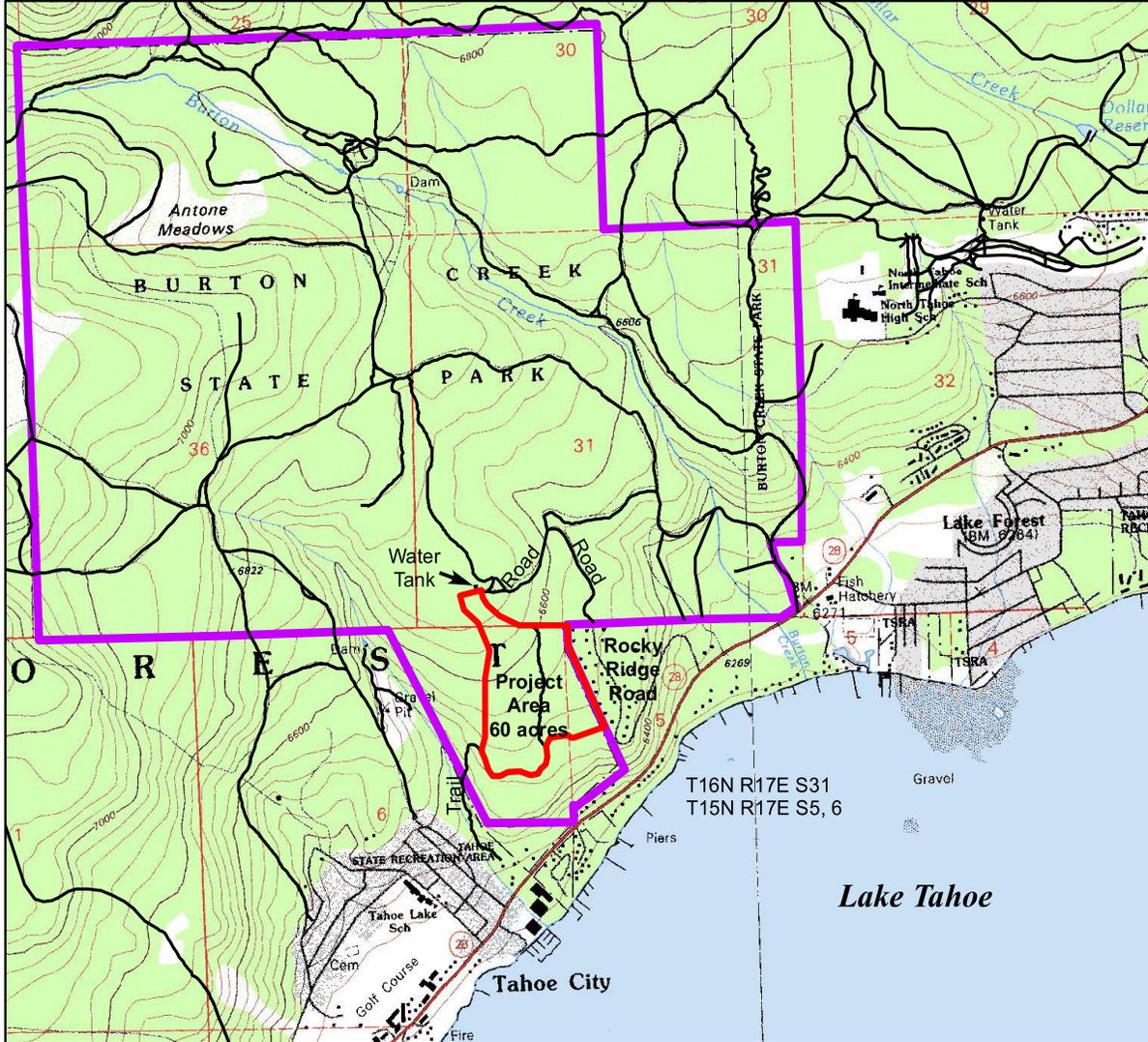
NEW BUSINESS:

9. **Video Surveillance:** The board discussed the possibility of installing video surveillance cameras in some locations in the development (e.g., at the beach, the pools and around the dumpsters). In this regard, Yates indicated that a material amount of junk is being dumped into the dumpsters from off-site people (particularly during nights and weekends) and he would like to stop these people. For the time being, the board decided to not procure such cameras, since each camera requires both power and an internet connection (and the cost thus could be material). But the board authorized Yates to proceed with camera surveillance, if it can be effectuated on a low cost basis.
10. **Future Meeting Schedule:** The board confirmed the following schedule for future board and homeowner meetings:
 - **Board Meeting:** Tuesday April 17, 2018 at noon [Telephonic]
 - **Board Meeting:** Tuesday May 29, 2018 at noon [Telephonic]
 - **Board Meeting:** Saturday September 1, 2018 at 9:00 am [Location: RR Beach house]
 - **Annual Homeowners' Meeting:** Saturday September 1, 2018 [Location: RR Beach house]

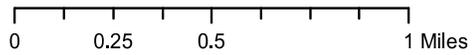
*Approved by the Board at its
meeting on April 17, 2018*

The meeting was adjourned at 1:58 pm.

Rocky Ridge Hazardous Fuel Reduction CAL FIRE Greenhouse Gas Reduction Fund Grant Proposal Burton Creek State Park



Hazardous Fuel Reduction: Contracted mechanical forest thinning and biomass removal.



	Project Area 60 acres
	Roads and Trails
	Burton Creek State Park

1:24,000



Prepared by Rich Adams 11/3/2014