

Meeting Minutes

Special Meeting of the Board of Directors of the Rocky Ridge Properties' Owners Association

Meeting Date: August 25, 2020

Location: ZOOM Internet Meeting

Scheduled Meeting Time: 9:00 am

Notice of Meeting: Bill (Yates) Bauder confirmed that he provided notice to the property owners of the board meeting in accordance with the requirements of the Association's Bylaws (e.g., by the means permitted by the Bylaws and with sufficient advance notice to comply with the Bylaws).

Quorum: Yates participated by patching into the ZOOM internet meeting room from his office. Steve Dohrmann, Bob Schuchardt, Laura Bertone, Frank Pagliaro, Nick Farwell, Curt Sproul and Bruce Shepherd participated by joining the ZOOM internet meeting room from remote internet connections. Accordingly, a quorum of directors was present at all times. Stacy Connor, Ron Janes, Gina Symczak, Tim Howarth, Ellen and Michael Burns, Matthew Howarth, and Ray O'Neal also participated in the call.

President Steve Dohrmann called the meeting to order at 9:04 am.

1. **Approval of Minutes of 7-7-2020 Board Meeting.** The minutes for said board meeting, in the form circulated to the directors, were approved. Motion Curt; second Laura; 7-0 unanimous vote.
2. **Property Manager's Report.**
 - ***Burton Creek Fire Eradication.*** Yates and Stacy Connor attended a recent tour of Burton Creek State Park to inspect the recent fire eradication efforts. They were impressed. Yates hopes to receive a video to share with the board.
 - ***Insurance Update.*** Yates reported that he still has not received the fire insurance policy for 5-15-20 to 5-15-21, but that he has succeeded in procuring (***at no additional expense***) an expanded umbrella policy. The new policy provides up to \$25 million in additional protection for D&O and certain other claims (i.e., over the \$2,000,000 coverage that the Association has procured for primary D&O coverage).
 - ***Fence and Security at Beach.*** The board approved construction of a fence, gate and locking system during the 7-7-20 meeting. Yates since has concluded that the cost of the locking system could be significant, and yet it still may not meaningfully further the security objectives. Accordingly, the board modified its instructions to Yates so as to proceed only with the fence and gate, but to not include a locking system (the board concluded that can be added later if necessary). The fence will look substantially similar to the fence around the upper pool.



- **Charcoal BBQs.** Yates's team has removed all charcoal BBQ's from Rocky Ridge. An owner has asked to replace his charcoal Webber with a "Traeger" pellet BBQ. Yates notes that the Fire District permits these BBQ's. The board will consider the Traeger BBQ's and revisit the issue next meeting.
- **Replacement of Snow Loader.** Yates has continued to explore replacement of the snow loader (the current snow loader has been in operation at Rocky Ridge for about 15 years). The current snow loader is OK but showing wear and tear, and Yates fears that maintenance may become increasingly expensive. In the 7-7-20 meeting, the board encouraged Yates to look into procuring a replacement snow loader (either new or used) on reasonable economic terms. Yates has learned that a new snow loader would cost around \$275,000, and that in contrast a used snow loader (with about 2000 hours of use) might cost \$200,000; meanwhile, he thinks our existing snow loader could be sold for around \$40,000 to \$50,000. Procurement of a replacement snow loader would be through debt or a long-term financing lease, so as to spread the net cost over multiple years. The board (motion Bruce, second Curt, 7-0 vote) authorized Yates to procure a replacement snow loader (new or used, in his judgement, so long as the acquisition costs are in the range reported by Yates) and instructed Yates to work with a committee consisting of Nick and Laura (i) to select the particular snow loader to buy, (ii) to negotiate the ultimate purchase terms, and (iii) to negotiate the terms for disposition of the existing snow loader.
- **Use of Dock.** Yates reported that there has been some controversy this summer over the use of the dock – at times boaters and swimmers have had inconsistent use expectations. Yates recommended that the board not adopt any new rules, but rather continue to communicate that (i) both boaters and swimmers should be considerate of the interests of others, and (ii) boaters have ultimate responsibility, when using the dock, to look out for swimmers. The board by consensus approved this approach. Yates also reported that he is installing new ladders on the shore side of both catwalks, so as to provide additional means for swimmers to exit the lake. This should increase the separation between boats and swimmers (particularly when boats use the Dollar Point side of the dock and swimmers concentrate more on the Tahoe City side of the dock). The use of the floating foam water mat along the Tahoe City side of the dock also will continue to be permitted (to the extent not inconsistent with local governmental restrictions), though users are encouraged to set it up towards the shore side of the catwalk.
- **Coronavirus.** Yates reported that visitors to the Rocky Ridge facilities appear to be generally complying with the social distancing and mask wearing requirements; compliance with mask wearing rules actually has increased over the course of the summer. The board's rules provide that individuals should comply with all governmental orders pertaining to the Coronavirus (including the wearing of masks when an individual reasonably can expect to come within 6 feet of someone who does not live in the same household, the frequent washing of hands, etc.). More specific rules have been posted at

the Association's various facilities, and admonitions also have been placed on the Association's website. Although the Association's staff members are complying with the Coronavirus related rules and gently reminding homeowners, tenants and guests to do the same, the staff members cannot be expected to serve as the "policemen" on these issues.

- ***Storage of Kayaks, Etc. at Beach.*** Virtually all of the kayak rack spots at the beach have been allocated for the summer, and some renters and guests have stored additional kayaks, paddle boards and rafts on other portions of the beach property. The latter is not permitted. The board concluded to look at the beach and the beach signs over the next few weeks to determine if there is a better way to communicate "beach toy" storage restrictions. The board then will discuss the issue at the September 5 meeting.
- ***Bears and Garbage.*** The board discussed at length the increased bear visitations this summer, and the role of the garbage dumpsters in attracting bears. Helen York Burns asked that the cardboard dumpster be moved to the bottom of the hill, that it be rotated to other locations at the top of the hill, and/or that signage be improved so as to encourage more effective use. The board concluded that it was not practical at this time to move the dumpster to the bottom of the hill (the board feared use of the dumpster would decline). The board further concluded that: (i) there are not effective alternative locations for the box dumpster at the top of the hill; (ii) as per a suggestion from Stacy Connors, perhaps shorter chains for closure of the dumpsters would create a tighter seal so as to better discourage bear visits (Yates will look into this); (iii) the board will continue to explore signage which might more effectively communicate both the need for careful dumpster use and the mechanics of effective garbage protocol (e.g., recycling mechanics, days of garbage pick-ups, proper mechanics for box disposal, proper latching of dumpsters, duty to clean up after one's self, etc.); and (iv) the board will send out a fall Rocky Ridge Newsletter highlighting the garbage protocol.
- ***Exterior Painting.*** Yates noted that the painting team for 2020 finally has arrived and is hard at work. The painting likely will continue further into the fall than in past years, due to the late start. While Yates will attempt to work around occupancy of Owners, Owners should be advised that they must accommodate the painting team so as to permit the painting to be completed before winter. Note that Section 3.10 of the CC&R's authorize the Association to access units for, among other reasons, maintenance and safety concerns.
- ***Replacement of Electrical Panels.*** Yates reported that virtually all of the electrical panels that required replacement have been replaced. The only exceptions are for 3 units as to which Yates has not been able to obtain access. Yates is working with two of the unit owners to arrange a time to complete the work. Yates has been less successful in pursuing access to unit 122. Once again, homeowners are reminded that Section 3.10 of the CC&R's authorizes such access rights for the Association, and that the Association may permit Yates's team to utilize these rights. The Association will continue in its efforts to gain access to these units through the pertinent owners, but if access is not provided, then the Association will be forced to pursue its self-help rights, at the expense of the unit owner(s).
- ***Recent Arson.*** Yates described a recent arson incident. Briefly, an individual started and then left a fire between the highway and the portion of the Rocky Ridge Road that swings up the hill. Through the efforts of Yates and his team, the fire was extinguished and the individual was apprehended and continues to be held in custody. Some concern was expressed that there was a delay in the time required for the fire fighters to arrive. Curt volunteered to communicate these concerns to the local County Supervisor (Cindy Gustafson).
- ***Fire Evacuation Primer.*** Gina Symczak recommended that the Board investigate the procedures that would apply for evacuation of Rocky Ridge, were there to be a fire at the bottom of the hill. Yates expressed confidence that the Rocky Ridge Road would remain passable, but that articulation of evacuation protocol might be healthy. Gina will research the subject and write a primer of up to one page to include in the fall Rocky Ridge Newsletter. Bruce will work with Gina on this task.

3. **Bulk buying of cable/internet access.** Tahoe Taverns recently entered an agreement with Spectrum for “exclusive” provision of cable and internet access, in exchange for pricing concessions. Steve, Bob and Nick will work as a board committee to assess whether this might be attractive for Rocky Ridge. There appear to be multiple issues to consider, including evolution in internet access technology, minimum participation thresholds, and minimum duration of any exclusivity arrangement.
4. **Financial Report.** Laura reported that she has reviewed the accounts reconciliations and that they all appear to be in order. She also reported that expenses appear to be running a bit below budget, in part due to the delay in the arrival of the painting crew (due to Coronavirus). Laura, Yates and Mary are beginning work on the budget for 2021. Laura also reported that reserves have been funded appropriately.
5. **Suggestions by Board Members for other future Agenda topics (subject to change).**
 - September 5, 2020 Meeting: Discussion re use of Traeger pellet barbeques
 - September 5, 2020 Meeting: Update as to kayak racks and the storage of items at the beach.
 - October 20, 2020 Meeting: Update as to CC&R’s revision project
 - October 20, 2020 Meeting: Update as to Fall Newsletter.
 - October 20, 2020 Meeting: Update as to snow loader.
 - October 20, 2020 Meeting: Update as to issues arising out of the Coronavirus crisis
6. **Use of ZOOM Mechanism for September 5, 2020 Board and Homeowner Meetings.**
 - A board meeting is scheduled for September 5, 2020 at 9:00 am. While homeowners are welcome to attend this meeting, it is not necessary that homeowners do so (a portion of the meeting may be conducted through a closed session as to which non-director homeowners will not be invited).
 - The annual homeowners meeting also is scheduled for September 5, 2020 at 11:00. All homeowners are invited and encouraged to attend.
 - Given the current social distancing requirements, ***both the board meeting and the homeowners meeting on September 5 will be conducted through a ZOOM video conference call.*** ZOOM presents some challenges for these types of meetings, particularly when they get large. Bruce noted that ZOOM contact information, as well as proposed mechanics for the effective use of ZOOM for these meetings, will be included with the agendas that will be circulated to homeowners in advance of these meetings.
7. **Adjournment.** The meeting adjourned at 11:08 am.

SCHEDULE FOR FUTURE BOARD MEETINGS (subject to change):

- September 5, 2020 at 9:00 am (Location: ZOOM Internet Meeting).
- October 20, 2020 at noon (Location: ZOOM Internet Meeting).

SCHEDULE FOR FUTURE HOMEOWNER/MEMBER MEETINGS (subject to change):

- September 5, 2020 at 11:00 am (Location: ZOOM Internet Meeting).