

Meeting Minutes

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

Meeting Date: **September 5, 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 patched into the ZOOM internet meeting room from his office. Steve Dohrmann, Bob Schuchardt, Laura Bertone, Frank Pagliaro, Nick Farwell, Curt Sproul and Bruce Shepherd joined the ZOOM internet meeting room from remote internet connections. Accordingly, a quorum of directors was present at all times. Matthew Howarth, and Ray O'Neal also participated in the call through the Zoom internet mechanic.

President Steve Dohrmann called the meeting to order at 9:09 am.

1. **Approval of Minutes of 8-25-2020 Board Meeting.** The minutes for said board meeting, in the form circulated to the directors, were approved. Motion Laura; second Frank; 7-0 unanimous vote.
2. **Property Manager's Report.**
 - ***Insurance Update.*** Yates reported that he still has not received the fire insurance policy for 5-15-20 to 5-15-21. The insurance agent anticipates delivery within the next week.
 - ***Fence at Beach Property.*** The board approved construction of a new fence during the 7-7-20 meeting. During the 8-25-20 meeting, 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). Yates has ordered materials and the fence and gate will be installed this fall.
 - ***Replacement of Snow Loader.*** During the 8-25-20 board meeting, the board authorized Yates to procure a replacement snow loader (new or used, in his judgement). Yates reported at the 9-5-20 meeting that a new snow loader can be procured on attractive financing terms (less than \$5,000/mo. for 5-yr financing). The board (motion Curt; second Steve) authorized Yates to proceed with such a purchase (so long as the monthly cost for a 5-yr purchase is within the above described range), and further to sell the existing snow loader (Yates estimates he can get about \$45,000 for the existing loader). The board 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.
 - ***Storage of Kayaks, Etc. at Beach.*** Yates noted that kayaks should be removed from the kayak racks by 10-15-20. With regard to next summer, Yates will consider additional signage indicating that kayaks, boards and the like should not be stored at the beach property except upon the kayak racks.
 - ***Bears and Garbage.*** Yates reported that for a variety of reasons, the bear problem has been more acute this year than in year's past. Yates said that bears walk through the property every night. The attraction is garbage and the dumpsters, which Yates says are frequently not properly latched by users. Yates plans to explore revised latching techniques this fall in hopes of achieving greater compliance by users.
 - ***Exterior Painting and Unit Access.*** The painting team for 2020 has arrived and is hard at work. While Yates will try to schedule work around Owner visits, but Owners are advised that they must accommodate the painting team if the painting is to be completed before winter. Section 3.10 of the CC&R's authorizes the Association to access units for maintenance and safety concerns. To facilitate access, ***Homeowners should provide Yates with a key to their unit.*** If a unit owner fails to provide a key, then the Association may use its self-help rights for access, at the expense of the unit owner.

3. **Bulk buying of cable/internet access.** The board subcommittee on this topic recommended that more information should be obtained from Tahoe Taverns (which has moved to bulk buying by all homeowners) before spending material time pursuing a new bulk buying arrangement. Curt said that he would try to gain information as to how the new Tahoe Taverns arrangement is working.
4. **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 concluded that non-charcoal BBQ's will be permitted if they are permitted for use under the applicable regulations of the North Lake Tahoe Fire Prevention District. Homeowners shall be responsible for checking the regulations and complying with them. Homeowners also should be advised that the regulations may change, and if a particular BBQ no longer is permitted for operation, then it will have to be removed (there will no "safe harbor" on account of prior permissions).
5. **Financial Report.** Laura has reviewed the accounts reconciliations and 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 also reported that reserves have been funded appropriately.
 - Laura, Yates and Mary are beginning work on the budget for 2021. Insurance again poses a financial challenge for the board. Laura reported that insurance premiums command 27% of the Association's annual budget. Yates will begin exploring insurance for next year with Rich Votaw. He will try to have something to provide to the board during the October meeting.
 - Laura noted that the "real property rents" account has collected rents but had no expenditures. To permit such funds to be used for operating expenses, the board approved (motion Nick; second Curt; unanimous vote) moving \$40,000 on a permanent basis from the rents account to the operating account.
6. **Use of ZOOM Mechanism for September 5, 2020 Homeowner Meetings.** Steve described generally the mechanics to be used for the homeowners meeting on September 5th (after the board meeting), and the board approved his plans by consensus.
7. **2020-2021 Schedule for Board Meetings.** The board approved (motion Curt; second Nick; unanimous vote) the following schedule for board meetings through next Labor Day. The schedule is subject to change.
 - October 20, 2020 at noon (Location: Zoom Internet Meeting).
 - November 17, 2020 at 9:00 am CA time (Location: Zoom internet meeting)
 - February 9, 2020 at 9:00 am CA time (Location: Zoom internet meeting)
 - April 6, 2021 at 9:00 am CA time (Location: Zoom internet meeting)
 - May 18, 2021 at 9:00 am CA time (Location: Zoom internet meeting)
 - July 13, 2021 at 9:00 am CA time (Location: Zoom internet meeting)
 - September 4, 2021 at 9:00 am CA time (Location: Zoom internet meeting)
8. **Suggestions by Board Members for other future Agenda topics (subject to change).**
 - October 20, 2020 Meeting: Update as to CC&R's revision project
 - October 20, 2020 Meeting: Update as to insurance options and costs for 2021.
 - October 20, 2020 Meeting: Update as to snow loader.
 - October 20, 2020 Meeting: Discussion as to adoption of a tree pruning/removal policy for Rocky Ridge
 - October 20, 2020 Meeting: Update as to issues arising out of the Coronavirus crisis
 - April 6, 2021 Meeting: Adoption of election process for 2021 director election
9. **Adjournment.** The meeting adjourned at 10:37 am.

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

- September 4, 2021 at 11:00 am (Location: ZOOM Internet Meeting).