

Meeting Minutes

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

Meeting Date: **October 20, 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, Nick Farwell, Curt Sproul and Bruce Shepherd joined the ZOOM internet meeting room from remote internet connections; Laura Bertone also joined the zoom meeting from a remoted connection at the time indicated below; Frank Pagliaro did not participate in the meeting. Accordingly, a quorum of directors was present at all times. Herman Howerton, Matthew Howarth, Ron Janes and Ray O'Neal also attended the meeting by joining the Zoom call from remote locations.

President Steve Dohrmann called the meeting to order at 9:03 am.

1. **Approval of Minutes of 9-5-2020 Board Meeting.** The minutes for said board meeting, in the form circulated to the directors, were approved. Motion Curt; second Nick; 5-0 unanimous vote.
2. **Approval of Draft Minutes of 9-5-2020 Homeowners' Meeting.** The minutes for said homeowners' meeting, in the form circulated to the directors, were approved. Motion Nick; second Curt; 5-0 unanimous vote.
3. **Property Manager's Report.**
 - ***Insurance Update.*** Curt moved that the Association engage Rich Votaw of Farmers as its broker of record for purposes of seeking insurance for 2021. Bruce seconded the motion and the motion passed by 5-0 unanimous vote. Yates said that he would contact Chuck Ott (last year's broker) and Rich Votaw to inform them of the change. NOTE: Yates reported that he has received the fire insurance policy for the time period running from 5-15-20 to 5-15-21.
 - ***Beach Property.*** Yates reported that the construction of the new fence at the beach has been completed. Several board members commented favorably on its appearance. Yates is working on signage to complement the fence. Yates noted that all boats have been removed from Rocky Ridge's buoys. Bob reported that Rocky Ridge will have an opportunity to seek additional buoys during a permit application period that will open in December. The board by consensus asked Bob to seek the additional buoys. Yates also noted that the last kayaks will be removed from the kayak racks over the next few days.
 - ***Exterior Painting and Oiling of Decks.*** Yates reported that the painting team is catching up on the backlog of painting and deck oiling projects. The work has been more challenging than normal this Fall due to unusually high number of homeowners staying within their units this Fall.
 - ***Replacement of Snow Loader.*** [Laura joined the meeting at this point.] Yates reported that the Association has procured a new snow loader for approximately \$246,000. The Association paid the purchase price by providing a 10% initial payment and a three-year installment obligation bearing zero interest. The old snow blower now will be sold. Yates hopes to yield over \$40,000 for the old snow loader.

4. **Revisions to Operating Rules.**

- ***Tree trimming policy.*** Nick proposed that the Board adopt a policy to govern decisions made with respect to the removal or trimming of trees and/or other large vegetation. Nick's argument was that decisions affecting trees (and material vegetation) have broad impacts, including impacts upon views, privacy, safety, long term health of the forest in and around Rocky Ridge, and upon the values of Rocky Ridge units. These decisions also can affect different units in different ways, and the decisions thus should be handled in a manner which permits input from the various affected unit owners.
- Accordingly, Nick believes that the board, in its capacity as steward for the homeowners, should establish policies and procedures for governing these important decisions. The board generally concurred. NOTE: Both Nick and the other board members stressed that the argument for refined policies does not derive from dissatisfaction with past decisions; in fact, they noted that Yates has done a good job on these decisions (and that decisions have been based in significant part upon annual input from an arborist inspection). Nick's proposal instead stems from a desire to assure sound and prudent governance from the board, or at least decision making that is made in accordance with Board approved policy and procedures.
- Curt noted that he has seen these types of policies for other developments in the Tahoe area. He will try to track something down and circulate the precedent to the board. Bruce volunteered to try to draft a brief policy for Rocky Ridge which both implements the thoughts expressed at the board meeting and borrows from like policies of other developments. He will circulate the draft prior to the November meeting.
- ***Other Updates to Operating Rules.*** Matt Howarth called to the board's attention that certain of the other operating rules of the board have evolved, and that the summary prepared by the board in 2019 no longer is accurate. Matt volunteered to prepare a hand markup of the Operating Rules and to send it to Bruce Shepherd for revision.

5. **Financial Report.**

- Laura reported that expenses are running a bit below budget, in part due to the delay in the arrival of the painting crew (due to Coronavirus). Given the anticipated sale of the old snow loader, it is possible that there could be material left over 2020 funds at year end. The board asked Laura to explore providing these unused 2020 funds to the homeowners in the form of a rebate against the first HOA fees invoice for 2021, or to simply reduce the overall assessments for 2021 by the amount of the left over funds. Laura will report back to the board on this issue at the November meeting.
- 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 an update to provide to the board during the November meeting.
- Laura reviewed the records for the Association's bank accounts and she reported that they are in order. Laura also reported that reserves have been funded appropriately.

6. **Suggestions by Board Members for future Agenda topics (subject to change).**

- November 17, 2020 Meeting: Discussion as to 2021 compensation for Rocky Ridge employees
- November 17, 2020 Meeting: Discussion as to proposal to change the name of any Rocky Ridge private roads containing the word "Squaw".
- November 17, 2020 Meeting: Update as to CC&R's revision project.

- November 17, 2020 Meeting: Discussion as to adoption of tree pruning/removal policy and procedures for Rocky Ridge.
- November 17, 2020 Meeting: Discussion as to updates to Rocky Ridge's Operating Rules.
- November 17, 2020 Meeting: Update as to insurance options and costs for 2021.
- November 17, 2020 Meeting: Update as to application of sale proceeds from sale of old snow loader.
- November 17, 2020 Meeting: Update as to issues arising out of the Coronavirus crisis
- February 9, 2021 Meeting: Update as to charges for use of, and procedures for allocation of, the beach's buoy and kayak rack spots for Summer 2021.
- February 9, 2021 Meeting: Adoption of election process for 2021 board election

7. **Adjournment.** The meeting adjourned at 1:26 pm.

SCHEDULE FOR FUTURE BOARD MEETINGS (Subject to change):

- 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)

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

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