

Meeting Minutes

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

Meeting Date: July 13, 2021, 1:30 pm

Location: ZOOM Internet Meeting

Notice of Meeting: Bill (Yates) Bauder confirmed that he provided notice to the homeowners 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).

Attendance and Quorum: Yates patched into the ZOOM internet meeting from his office at the base of the Rocky Ridge hill. Board members Steve Dohrmann, Bob Schuchardt, Nick Farwell, Frank Pagliaro, Curt Sproul and Bruce Shepherd joined the meeting from other remote internet connections. Board member Laura Bertone could not attend due to a late conflict. With 6 members in attendance, a quorum was present. A number of non-Board members also attended the meeting, including Rich Votaw, Ray O'Neal and homeowners Ron Janes, Susan Kramer, Mike Jones, Jon Carlson and Matt Howarth.

President Steve Dohrmann called the meeting to order at 1:32 pm.

1. **Approval of Minutes:** Nick moved that the Board approve the May 5 minutes; Frank provided a second, and the board approved the minutes by a 6-0 vote. Frank moved that the Board approve the May 11 minutes; Curt provided a second, and the board approved the minutes by a 6-0 vote.
2. **Report as to Election Results.** Bruce reported that only 4 individuals (the 4 incumbents – Laura Bertone, Frank Pagliaro, Curt Sproul and Bruce Shepherd) timely provided notice of their intent to run for the board seats that commence in September. As provided by California law, Ray O'Neal, as inspector of elections, thus declared the 4 incumbents to be duly elected by acclamation. Accordingly, there will be no election this summer to elect directors.
3. **Request to Install Air Conditioning Equipment in Unit 40.** Jon Carlson described his request to install a mini-split air conditioning unit in his townhome (unit 40). Prior to the meeting, Jon has provided the Board with substantial background information concerning the proposed equipment, and Jon also had addressed certain questions raised by individual board members. Following Jon's opening presentation, the board and several additional homeowners participated in a lengthy discussion as to the pro's and con's of these types of units, including the sound volume, the aesthetics and the cost. The board by consensus concluded that it needed more information before approving the installation of the system. Jon agreed to provide the board with the further information as to the following issues, so as to facilitate discussion at the board's next meeting:
 - The level and type of noise emanating from the units when in operation. Jon's research on this point will include reporting back on the manner within which noise can be abated by "boxing" in the unit, the extent to which the noise dissipates over distances, and the manner in which these types of units comply with applicable governmental noise ordinances (Matt Howarth reported that Placer has a noise ordinance establishing maximum noise of 55 dcb's – measured at the *property line* (not at the equipment) during the day, and a maximum of 45 dcb's at the *property line* from 10 pm to 7 am). Jon will try to find out where these types of units currently are in operation in the Tahoe City area, so the Board members can go by and hear the nature of the noise produced. Jon also will research how much, if any, the noise issue can be mitigated by going to more expensive air conditioning equipment. The unit that Jon currently is proposing produces dcb's in the mid-50's, as measured at the equipment.
 - Jon will determine and report to the board as to whether a governmental permit is required in order to install one of the units.

- Yates will look into whether these types of units have been installed in any other Tahoe City condominium/townhome projects, and what types of conditions have been included in any association approval resolutions.

The board noted that the request could set a precedent applicable to other units, so it wants to tread carefully on the issue. The board will consider the installation request again at its next board meeting.

4. **Pursuit of Insurance for 2022.** Rich Votaw reported that he is doggedly pursuing potential insurers for Rocky Ridge for next year. He noted that the Villas has achieved significantly more reasonable coverage, for a much lower premium, by going through Farmers. Rich noted that he tried last year to induce Farmers to provide coverage to Rocky Ridge, but he was unsuccessful. He will try again in 2022. Rich also indicated that he is seeking a policy which can commence coverage on each January first, rather than starting the coverage period in mid-May. Rich said, however, that it currently is an insurer's market, and he is not yet seeing any more favorable terms, from an association's perspective, relative to the high cost premium deals achieved in 2021. He said that he will report back to the board in October.
5. **Status of Amendment to CC&Rs.** Curt reported that the amendment approved by the members has been submitted for recordation in Placer County and should be returned soon. It then can be circulated to the owners.
6. **Status of Assessments due to Insurance Premium Increases.** Bruce reported that Laura has completed her analysis of the additional assessments required due to the increase in the premiums for the Association's property and general liability insurance. Upon motion by Bob, with a second from Frank, the board voted 6-0 to approve (i) a special assessment of \$738 for the increased premiums for the May 15 to September 30 time period (these time periods already were invoiced at the former level of \$2,895/quarter), and (ii) an increase to \$3,373 (from the former quarterly level of \$2,895) to cover the increased premiums attributable to the October to December calendar quarter. These assessment notices will be described in a letter to be sent to homeowners later this month.
7. **Property Manager's Report.** Curt excused himself from the meeting following the discussion of assessment issue (he had another commitment). Yates reported that this crew is busy with its normal summer maintenance. Several board members commented upon the attractive new gate that Yate's team has built at the beach property (and the fact that it appears to be reducing the number of unauthorized guests). Yates concurred, though he also noted that the overall number of visitors seems to have abated somewhat in 2021 (relative to 2020).
8. **Policy as to Clearing of Trees.** Nick asked the Board to consider adopting a policy regarding the clearing of trees and brush. Nick stressed that he does not object to the decisions that have been made to date, but he also noted that he feels that decisions as to view lines and tree cutting procedures should be made by the board, given that the homeowners as a group are electing the board to keep abreast of their interests on these types of issues. Nick proposed that the board meet with Yates for a property tour on Friday September 3 at 3:00 pm, so they can see particular trees and areas that may be subject to clearing in the Fall of 2021. Yates will try to line up the arborist that he has used to provide insights during the tour. Bruce's Zoom connection disconnected shortly following this discussion, but the meeting continued with Steve, Nick, Frank and Bob in attendance.
9. **Financial Report.** Yates walked the board members through the manner in which the Association's funds are maintained at banking institutions. The various levels at each institution are monitored by Yates, Laura and Mary to make sure that the amounts on deposit at any particular institution do not exceed FDIC coverage. The Board (Bob motion, Frank second) also voted 4-0 to ratify all actions taken by the management of the Association in connection with the transfer earlier this summer of \$30,000 from the Real Property account to the Operating account.
10. **Future Agenda Items:**

- September 4, 2021: Establishment of schedule for board meetings during the 12 months ending in the annual homeowners meeting over Labor Day weekend in 2022.
- September 4, 2021: Consideration of request from Jon Carlson, as owner of unit 40, to install air conditioning equipment.
- September 4, 2021: Consideration of infusing striping on the tennis courts so as to facilitate another court that can be used for pickle ball.
- September 4, 2021: Consideration of policies pertaining to tree and brush clearing and pruning.

Adjournment. The meeting adjourned at approximately 3:18 pm.

SCHEDULE FOR FUTURE BOARD MEETINGS (Subject to change):

- September 4, 2021 at 9:00 am CA time (Location: TBD)

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

- September 4, 2021 at 11:00 am (Location: TBD).