

Meeting Minutes

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

Meeting Date: **September 9, 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, Laura Bertone, Bob Schuchardt, Nick Farwell, Frank Pagliaro and Bruce Shepherd joined the meeting from other remote internet connections. Board member Curt Sproul did not attend. With 6 members in attendance, a quorum was present. A number of non-Board members also attended the meeting, including Rich Votaw and homeowners Susan Kramer (unit 41), Mike Jones (unit 7), Jon Carlson (unit 40), Tom Borden (unit 39), Peter Carson (unit 3), Barry Thurston (unit 34), Larry Serandos (unit 82) and Jim Rehkopf (unit 6).

President Steve Dohrmann called the meeting to order at 1:37 pm.

1. **Approval of Minutes:** Bruce moved that the Board approve the July 13 minutes in the form posted on the Association's website; Frank provided a second, and the board approved the minutes by 6-0 vote.
2. **Election of Board Officers, Appointment of Board Committees and Establishment of Board Meeting Schedule.** Frank moved (with a second from Nick) that the Board approve the following slate of officers for the 2021-22 year (with terms ending the Saturday of Labor Day weekend, 2022):

President: Stephen Dohrmann

Vice President: Bob Schuchardt

Treasurer: Laura Bertone

Secretary: Bruce Shepherd

The Board voted 6-0 to adopt the nominated slate of officers, as described above.

Frank also moved (with a second from Laura) that the Board establish the following committees:

Executive Committee: Steve, Bob, Laura and Bruce

Legal/Insurance: Frank, Bob and Curt

Buoys/Boats/Beach: Bob, Steve and Laura

Architectural Review: The entire Board

The Board voted 6-0 to establish the above committees.

Nick moved that the Board establish the following initial schedule for Board meetings in 2021 (it being understood that other Board meetings may be scheduled as deemed appropriate to address issues that cannot be addressed fully through the initially scheduled meetings):

10-12-21	12-14-21	4-12-22
11-16-21	2-15-22	5-24-22
		7-12-22

The Board voted 6-0 to approve the above meeting schedule.

3. **Status of Amendment to CC&R's (Adopted in the Spring of 2021)**. In Curt's absence, Bruce reported that Curt has been trying to get the Placer County Recorder's office to record the Amendment to the CC&R's, but that the office had not done so as of September 1<sup>st</sup>. The delay is administrative and purportedly influenced by COVID interruptions. Bruce noted that Yates should be sure to include the First Amendment in any packages of materials that he is asked to provide to prospective purchasers with respect to units within Rocky Ridge.
4. **Property Manager's Report; Preparations for Winter**. Yates noted that given the smoke in the Tahoe Basin, very few units have been occupied over the last several weeks. He also reported that his team is busy oiling townhouse decks. The team also is about to embark on further tree trimming and brush clearance around the units, and upon the rebuilding of portions of the deck that is a part of the beach clubhouse. Accordingly, the clubhouse will be closed for several days from and after October 4<sup>th</sup>, and kayaks and paddle boards should be cleared from the racks at the beach by October 15, 2021. Yates also noted that the Tahoe City PUD has instituted a mandatory cut in water usage, but that Yates feels he can satisfy the required use reduction through normal Fall adjustments to landscape watering.
5. **Tree and Brush Clearance Policy**. The Board noted that the contemplated early September tour of the property with the arborist could not be held due to the wildfires. Accordingly, the board by consensus agreed that Yates should continue to manage tree trimming and brush clearance in the same manner as he has in recent years. Meanwhile, Nick shall prepare some draft philosophical thoughts with respect to these issues for the future, and the board will consider them over the next few months, with an eye towards potentially adopting an updated policy in the Spring of 2022.
6. **Insurance Report**. Rich Votaw reported that there is nothing new to report as to the availability and pricing of Rocky Ridge's casualty and general liability insurance, but given the recent wild fires, he is concerned that the required premiums may increase considerably. The Association's current policy expires on May 15, and Rich is trying to get the casualty insurance lined up for the succeeding 12 months well in advance of that date. The board asked Rich to push hard for this result. Rich said he continues to discuss coverage through Farmers (which insures the Villas for a materially lower premium), but that Farmers is unlikely to take on new insureds for 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, but the insurers are not particularly receptive to the change. Rich will report back to the Board in November. He also will work with Laura to estimate the insurance costs for 2022, so she can complete a draft 2022 budget before the November Board meeting.
7. **Financial Report and Assessments**.
  - Laura reported that the Association's bank accounts appear to be in order and to balance appropriately.
  - Laura also described the three different types of bank accounts maintained by the Association – operations, real property and reserves. The operations accounts are the primary vehicle for receiving funds and disbursing funds. The real property accounts receive rents for the Association's few rental properties and periodically are swept into the operations accounts to cover operating expenses. The reserve accounts hold reserves for more material projects – a portion of the assessments collected from homeowners are placed into the reserve accounts upon receipt and then are withdrawn for the specified projects when they are undertaken.
  - Laura also noted that the budget for the 2022 calendar (and fiscal) year will include multiple line items, and the aggregated amounts within each line item will be further broken out to specify (i) the portion attributable to "townhouse only" expenses, and (ii) the portion attributable to the common areas generally. Under the recent amendment to the CC&R's, the first subset is to be borne equally by the 100 townhouse owners, while the second subset is to be borne equally by all 102 owners (i.e., the townhouse owners and the individual residence owners). Laura recently completed this breakout for the expenses estimated for 2021, and the resulting assessments (for a full 12 month period) came to \$9,595 for each of the 2 individual residences and to \$12,809 for each of the townhouses.

8. **Request for Installation of Mini-Split Air Conditioning Equipment in Unit 40.** Jon Carlson renewed 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 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 optimal locations for installation of the necessary equipment. Two neighbors of Jon's unit 40 (Tom Borden and Susan Kramer) both made it clear that they are not opposed to Jon's proposed installation.

The board by consensus concluded that it needed more information before approving the installation of the system, and further that it would benefit from specific language setting forth the criteria that should apply generally to approval of these units (not just with respect to unit 40). Accordingly, Bruce and Frank (together with Jon Carlson) will serve as a subcommittee to draft language for the conditions for approval. The goal will be to circulate the language amongst the board members in draft form in advance of the next board meeting. Jon also 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:

- Whether Placer County or any other pertinent local jurisdiction has established a minimum setback requirement, from the property lines of other owners, for mini-split units (Jon noted that any installation of a mini-split device will require a permit from Placer County).
- Whether the lines bringing power to Rocky Ridge are likely to be over-tapped by the installation of mini-split systems at Rocky Ridge.

The board will consider the installation request again at its next board meeting.

9. **Future Agenda Items:**

- October 12, 2021: September 4, 2021: Consideration of request from Jon Carlson, as owner of unit 40, to install air conditioning equipment.
- October 12, 2021: Consideration of restrictions upon storage within units of lithium batteries for e-bikes
- October 12, 2021: Consideration of whether the Association should explore establishing charging stations for use in charging electric vehicles.
- October 12, 2021: Update as to efforts to infuse striping on the tennis courts so as to facilitate additional courts that can be used for pickle ball.
- May 24, 2022: 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):**

10-12-21	12-14-21	4-12-22
11-16-21	2-15-22	5-24-22
		7-12-22

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

- September 25, 2021 at 11:00 am (Location: Zoom).