

Meeting Minutes

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

Meeting Date: November 29, 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 and his assistant Buster patched into the ZOOM internet meeting from the administrative office at the base of the Rocky Ridge hill. Board members Steve Dohrmann, Laura Bertone, Bob Schuchardt, Nick Farwell, Frank Pagliaro, Curt Sproul and Bruce Shepherd joined the meeting from other remote internet connections. With 7 members in attendance, a quorum was present. Non-Board members Yates, Buster, Matt Howarth, Ron Janes and Jim Rehkopf also attended the meeting.

President Steve Dohrmann called the meeting to order at 1:33 pm.

1. **Approval of Minutes:** Frank moved that the Board approve the minutes of the October 12, 2021 Board meeting in the form posted on the Association's website; Curt provided a second, and the Board approved the minutes by 7-0 vote.
2. **Property Manager's Report; Increased Bear Break-ins.** The Property Manager's Report consisted primarily of discussion of the recent bear break-ins into Rocky Ridge units. As a preliminary matter, Yates believes that break-ins are more frequent at Rocky Ridge than at other developments because of Rocky Ridge's unique geographic buffer from other communities. Second, once the bears achieve success at a location, they are naturally inclined to return. Third, with less people at Rocky Ridge in the weeks prior to Thanksgiving, there were fewer human deterrents to bear adventuresomeness. As a consequence, the number of break-ins increased materially starting in early November. Although Yates's team has tried to deter the break-ins with plywood barriers, the bears have proven adept at removing the barriers. Yates also tried frequent night-time vehicular patrols, but the bears are difficult to see in the dark.

Yates suspects that many of the break-ins have been perpetrated by the same bear. Some townhome owners have seen a bear that they suspect exceeds 700 pounds. Given repeat break-ins by the same bear, Yates is inquiring with California authorities as to issuance of a depredation permit (which permits removal of the bear, including through lethal force). **These permits are not easily or quickly issued, so home owners should expect that we will be dealing with the bear break-ins for the foreseeable future.**

Yates cautions that bears have entered a few units at times when people were inside. He also cautions that homeowners should not enter their unit if they return to their unit and find it open (or if it otherwise appears that there may have been a bear break-in). Instead of entering and potentially ending up between the bear and the exit, Yates suggests that the homeowner call the Placer County Sheriff's office.

3. **2022 Insurance.** Rich Votaw (the Association's insurance consultant) continues to warn that premiums may increase materially for next year's policies. Laura reported that for purposes of budgeting, Rich suggested that it would be prudent to assume a 33.3% increase in aggregate insurance premiums. Nick asked that Rich Votaw join the next Board meeting and that he be asked to be prepared to discuss the prospects for, complications involved in, and anticipated costs of causing the Association to self-insure for some portion of the likely reconstruction costs that would stem from a major casualty event. Nick's concern is that the insurance costs are simply getting too high. Yates said that he would ask Rich to join and be prepared to discuss these issues.
4. **2022 Budget and Assessments.** After working with Yates and Mary Cushing (the Association's book-keeper) to refine cost projections, Laura prepared and proposed a budget (for 2022) for board adoption. Laura cautioned that the budget is dependent upon a number of cost assumptions, most of which were vetted with Yates and Mary. The Board is particularly challenged in estimating fire/general liability insurance, given that the premiums for this coverage have skyrocketed. As noted above, ***for purposes of the 2022 budget, the Board assumed an increase of 33.3% in insurance premiums.***

After analysis of the budget, the Board concluded that the annual assessment level for the townhomes should be increased to \$15,440/yr (which results in a quarterly assessment of \$3,860/townhome/quarter) in order to cover the budgeted expenses. Laura moved approval of the budget and of the increase in the periodic assessments; Nick provided a second; and the Board voted 7-0 to adopt the budget and approve the new quarterly assessment level of \$3,860 (beginning with the quarter commencing January 1, 2022). In discussion, Board members stressed that the quarterly assessment is subject to change if expenses come in below or above budget. In particular, the Board plans to re-examine the assessments once the actual 2022 insurance premiums are known.

5. **Discussions with TRPA Regarding Additional Buoys.** The Association continues to pursue an award of more buoys for the buoy field at the end of the dock. The TRPA, however, continues to move slowly with respect to awarding additional buoys. Bob said that he has submitted additional supporting materials for our application, but the TRPS has requested some further studies and Bob thus does not have visibility as to when decisions will be made.
6. **Location for Installation of Mini-Split Air Conditioning Equipment in Unit 40.** The Board then turned to Item No. 6 on the Meeting Agenda, which was consideration of the request received from Jon Carlson (Unit 40), to install an air conditioning system for his townhouse unit. This request had been on the agenda for several prior Board meetings and was the genesis for study of a general policy to apply to requests to install air conditioning equipment. While the Board approved the installation of the Unit 40 air conditioning system in its October meeting, the approval was subject to Jon returning to the Board, after discussions with the owners of Unit 39, with a proposed location for the exterior portions of the system. Jon submitted materials describing the system and the proposed locations prior to the Board meeting.

The Carlson analysis was very comprehensive and addressed many issues including system design, decibel levels, and proposed location of the unit under the Unit 40 deck (so as to be less visible from neighboring properties). As part of the Board's deliberative process, Board members were encouraged to visit Unit 40 to make an independent assessment of the potential impacts on neighboring units and the mitigation measures that Jon was proposing. Many Board members also visited a Mitsubishi mini-split system already operating in another location in Tahoe City, so as to further assess aesthetic and sound issues.

Following a lengthy discussion (stretching over several meetings) of the Carlson materials and proposal, Bruce moved that the Board (acting as the Architectural Review Committee) approve the air conditioning system for Unit 40 as proposed, and Curt provided a second. The Board voted unanimously to approve the air conditioner installation project (which will be undertaken at Jon's expense). The approval came with several caveats:

- In discussing the Carlson application it was noted that Unit 40 has little protection from the summer sun – a factor the Board took into consideration. The Board also noted that the proposed locations for the exterior equipment involved with the system (i) were thoughtfully selected to minimize adverse aesthetic effects and (ii) are likely to reasonably minimize adverse sound impacts .
- In considering future applications, the Board is likely to require the applicant to confirm that nearby unit owners are not opposed to the proposal (or at least that concerns raised by neighbors are reasonably addressed), it being understood that ultimate approval remains in the discretion of the ARC and the Board.
- In the case of the A/C unit for Jon's unit (40), Jon spent considerable time discussing the air conditioning system with neighboring townhouse owners, and he incorporated design and location concepts to address some of their comments. Jon also agreed that if after the installation and initial use of the system it becomes apparent that the operations are causing a disturbance for the owners of Unit 39, the owner of Unit 40 will retrofit a screen or light fence that will further partition and direct sound or exhaust air away from Unit 39. Any such partition or screening shall be subject to Board approval and will be designed with an eye toward reasonably minimizing inconvenience to other access under the deck area.
- Future applications for the installation of air conditioning units by other owners will be considered on their own merits. Such applications must comply with the Board's adopted air conditioning equipment policy and

will be subject to the same rigorous review by the Board's Architectural Review Committee that was applied to the Carlson application.

- Approval of the Unit 40 application is not to be viewed as a precedent, although Mr. Carlson's detailed analysis is a useful reference indicating the type of issues that the Board would be considering in the context of other similar applications.
7. **Discussion of Risks Posed by Storage of Lithium Batteries Within Rocky Ridge Townhomes.** The committee undertook some preliminary investigation since the last meeting and provided a brief update report to the board. The issue was tabled to the February meeting for further discussion.
  8. **Discussion of Development Within Rocky Ridge of Level 2 (or Higher) Charging Stations for Electric Vehicles.** The committee met a couple of weeks ago and identified issues to explore as a condition to proceeding with charging stations. The committee provided a brief report and then tabled the issue to the February meeting for further discussions.
  9. **Fire Walls in Crawl Spaces.** During the Board's discussion of insurance issues, the point was made that our current fire/general liability policies prudently include endorsements which provide coverage for the costs, after a casualty, of bringing our improvements up to current code requirements (which requirements may have evolved since the time of construction of the pertinent improvements). In this vein, Frank suggested that it may be an appropriate time for the Association to consider the nature of the fire walls in the crawl spaces below the townhomes, given that the code requirements pertaining to crawl spaces have evolved over the years. Frank also suggested that the current configurations be assessed in the context of insurance requirements. Frank asked that Rich Votaw be prepared to discuss the issue at the next board meeting.
  10. **Future Agenda Items:**
    - December 14, 2021: Update regarding insurance pricing and availability, and potential approval of procurement of insurance policies (or portions thereof) for 2022.
    - December 14, 2021: Consideration of whether the firewalls under the existing townhome structures comply with applicable law and our insurance policies.
    - December 14, 2021: Update regarding efforts to deter bear break-ins, and potential procurement of equipment designed to deter bear break-ins.
    - February 15, 2022: Consideration of report from Board committee on restrictions upon storage within townhouses of lithium batteries for e-bikes
    - February 15, 2022: Consideration of report from Board committee as to whether the Association should continue to explore establishing charging stations for the charging of electric vehicles.

**Adjournment.** The meeting adjourned to executive session (to discuss certain employee issues) at approximately 3:44 pm.

**SCHEDULE FOR FUTURE BOARD MEETINGS: (All meetings are scheduled to start at 1:30 pm, unless otherwise noted. Dates, times and locations are subject to change):**

12-14-21 (Location: Zoom)      2-15-22 (Location: Zoom)  
4-12-22 (Location: Zoom)      5-24-22 (Location: Zoom)      7-12-22 (Location: Zoom)  
9-3-22 (Location: Rocky Ridge Beach clubhouse; start at 9:00 am)

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

September 3, 2022 at 11:00 am. (Location: Rocky Ridge Beach clubhouse)

# Carlson - Rocky Ridge Unit #40 - Proposal to install air conditioning

Nov 29, 2021

This proposal is submitted per the Air Conditioning Installation policy adopted at the Oct 12, 2021 board meeting.

## Proposed system

I propose to install a Mitsubishi “mini-split” system.

- Mitsubishi MXZ-5C42NA exterior system with two interior units, one wall unit downstairs in the dining room and one ducted unit upstairs in the attic.
- Installed on a small concrete pad to be laid under my unit’s deck.
- Linesets will run under my unit in the crawl space.

## Installation of exterior unit

[Complete spec sheet linked here](#)

- On p. 1, note the unit complies with the 56 dbA maximum sound pressure for cooling.
- Dimensions of the external system are 37 13/32” W x 41 17/64” H x 14 9/16” D.
- Unit to be installed on a concrete pad and bolted down via the “feet” built into the unit for such purpose.
- The location will be under the south portion of my deck. This will be as far away from unit 39’s deck area as practicable, without interfering with the gas meters that are also under my deck in that area. See photo below.
- Second photo is a stock picture showing a representative example of how the unit is installed onto a concrete pad.
- If AFTER the installation and initial use of the system it becomes apparent that it will cause disturbance to the owners of Unit 39, I can easily retrofit a screen or light fence that will further partition and direct sound or exhaust air away from Unit 39. I would do this after the installation is complete because it may not be necessary and could also cause inconvenience to other access under the deck area without good reason.



# Photo of installation area under deck





Stock photo showing typical concrete pad style securing

