

Meeting Minutes

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

Meeting Date: January 28, 2022, 9:15 am

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 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, and Bruce Shepherd joined from other remote internet connections. Board member Curt Sproul did not participate in the meeting. With 6 members in attendance, a quorum was present. Non-Board members Yates, Joanne Wiedermann, Carl Payne, Matt Howarth, Ron Janes, Jim Rehkopf, and Barry Thurston also attended the meeting.

President Steve Dohrmann called the meeting to order at 9:16 am.

1. **Approval of Minutes:** Nick moved that the Board approve the minutes of the December 14, 2021 meeting (in the form on the website) and the minutes for the series of emergency meetings held by the Board in December of 2021 and January of 2022 (in the form previously provided to the Board members). The emergency meetings concerned remediation steps applying to radon allegedly discovered within unit 58. Nick moved to approve the minutes for each of these meetings, Bob moved to second the motion, and the Board approved the minutes by 6-0 vote.
2. **Discussion of Request to Install Air Conditioning Equipment within Unit 36:** Joanne Wiedermann described the air conditioning equipment that she would like to install in her unit (36). The project includes installing air conditioning equipment along the exterior of her unit and thus is subject to approval from the Board, acting as the Architectural Control Committee for the Association. Joanne also brought with her Carl Payne, an individual experienced in sound studies. Joanne and Carl described the proposed location, and the contemplated levels of sound generation. Through the course of the discussion, several board members indicated that (a) they would prefer that the equipment be encased within an architecturally compatible cover and (b) any approval be limited to equipment that meets the 56 dcb maximum sound level set forth in the Association's air conditioning policy (measured at a point approximately 2 meters from the sound source). Ultimately, Joanne and the Board agreed to table the issue to another meeting. In the meantime, Joanne will investigate (i) other equipment that might generate less noise than the Bryant equipment that Joanne has proposed, (ii) the noise diminishing consequences which might be achieved by incorporating buffering features into the encasement cover, and (iii) the noise attenuation achieved by positioning any equipment at a material distance from other units and from any nearby Common Areas that receive any significant use (e.g., parking lots, Rocky Ridge Road, walkways, etc.). The Board expressed a preference that the equipment generate no noise that is discernable from nearby units or from any such points within the Common Areas. During closed session, the Board determined to ask Joanne to also assess whether any of the owners in other units in her building (or in the immediately adjacent building) might have any concerns that should be addressed. Joanne will ask the Board to reconsider the installation approval issue in another board meeting when she has more information on the noise and design issues. The follow up meeting can be scheduled in advance of the regular February 15 board meeting, if Joanne believes that she has information which can address the various issues.

Additional written comments submitted by homeowners with respect to the air conditioning issue are attached as attachments to these minutes.

3. **Future Agenda Items:**
 - [To be determined: Request for installation of air conditioning equipment for unit 36]
 - February 15, 2022: Update regarding insurance pricing and availability, and potential approval of procurement of insurance policies, for 2022 (or portions thereof).

- February 15, 2022: Consideration of report from Board committee as to whether the Association should explore establishing charging stations for electric vehicles.
 - February 15, 2022: Establishment of schedule for 2022 election for directors.
 - February 15, 2022: Consideration of pursuit of a grant for additional buoys for the beach buoy field.
 - February 15, 2022 (closed session): Hiring of new bookkeeper
 - February 15, 2022 (closed session): Further discussion re potential issues pertaining to radon tests.
 - February 15, 2022: (closed session): Consideration of the costs of remodeling the firewalls under the existing townhome structures to reflect current code requirements (without giving effect to grandfathering).
4. **Report from Closed Session:** The board adjourned to closed session around 10:20. The topics discussed included (i) the work undertaken with respect to the radon issues concerning unit 58 and (ii) the manner in which the Association can reach out to owners of units near unit 36 to assess whether they have any concerns regarding the proposed installation of air conditioning equipment.

Adjournment. The meeting adjourned at approximately 10:43 am.

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):

2-15-22 (Location: Zoom)	4-12-22 (Location: Zoom)
5-13-22 (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)

Email From: Barry Thurston <thurstongroup@aol.com>
Subject: Re: Rocky Ridge - Meeting Agenda January 28, 2022
Date: January 28, 2022 at 11:46:30 AM PST
To: Mary Cushing <mhakala@aol.com>
Cc: William Bauder <rrpoa@sbcglobal.net>

Dear Mary, please pass this email along to our Board members.
Thank you, Barry Thurston

Dear Yates and the Board,

I attended today's Board meeting via zoom with particular interest in the presentation on potential air conditioning at unit 36. I had previously attended the meeting where John Carlson made his presentation and have followed the Board's feelings on the subject.

I think most people living at Rocky Ridge would agree that summers can be hot at times with no air conditioning. We certainly feel that way but if lots of homeowners put in air conditioning units it will definitely change the noise levels at RR. The fact is that you are changing the dynamics by allowing motors to be placed outside for the first time. Motors make noise and a collection of them will change what we hear. Air conditioners need compressors and they are located outside. Also, housing those units outside will change what our properties will look like.

We happen to own unit 34 which is in the same building as unit 36. Interesting that no one has come to us or units 33 and 35 to ask our opinion. After all we are the closest people to it who will be subjected to the noise all the time. Our units also carry a property value which is negatively impacted by the addition of outside noise.

I think the Board should seek homeowners opinions on this subject before making any decision on any one unit. Once you approve one unit others may follow and you will not be able to retreat. This is a difficult and somewhat controversial subject which has many ramifications for all the residents not just a few.

I urge the Board to do its homework like it is doing on unit 36 but also seek out homeowners views before making a decision. Certainly the homeowners near unit 36 should be given a chance to give their opinion to the Board. This is a major change that needs to be widely discussed.

Thanks for listening.

Ginny and Barry Thurston Unit 34

Email From: Ron Janes <rcjanes@yahoo.com>

Date: Friday, January 28, 2022 at 11:33 AM

To: Bruce Shepherd <bruce.shepherd@outlook.com>

Subject: Rocky Ridge HOA Meeting Today

Hi Bruce,

Thinking about today's meeting afterward, I believe Matt had a good point about the dangers of making an exception to the decibel level previously decided upon. Listening to the discussion today, one almost gets the feeling that the floodgates could be opening on this issue soon. Once a few of these air conditioners get installed, my bet is more people will become interested and seek to install them. To the extent each one wants to make an exception for their unique circumstance this could be an impending nightmare.

Listening to the comments about the noise of air conditioners in Truckee, I wondered if there might be a synergistic effect from multiple air conditioners operating at the same time. As several noted today, the quiet we enjoy walking down Rocky Ridge Road to the Point is something really special about Rocky Ridge that we don't want to lose.

Thanks,

Ron