

Meeting Minutes  
**Regularly Scheduled Meeting** of the Board of Directors  
of the  
Rocky Ridge Properties' Owners Association  
Meeting Date: February 15, 2022, 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 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, Buster Fenley, Joanne Wiedermann, Carl Payne, Matt Howarth, Ron Janes, Jim Rehkopf, Barry Thurston, John Wilters, Herman Howerton, Rich Votaw and Nick Raby also attended the meeting.

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

1. **Approval of Minutes:** Nick moved that the Board approve the minutes of the January 28, 2022 meeting (in the form on the website) and Frank provided a second. The Board approved the minutes by 6-0 vote.
2. **Insurance:** Rich Votaw, the Association's insurance broker, reported that he continues to look for casualty and general liability insurance for the Association to replace the policy that expires 5-15-22. Rich recommends extension of that policy, if possible. Rich also reported that premium costs continue to increase – Rich noted that he understands that Tavern Shores recently procured \$47 million of coverage for around \$1.5 million in premium, and that Chinquapin recently procured \$75 million in coverage for around \$1 million in premium. Both of these premium figures are materially higher than Rocky Ridge's existing policy. Rich believes that he will learn much more about availability and pricing over the course of the next week. The board scheduled a March 1, 2022 board meeting (at 1:30 pm) to receive an update.
3. **Discussion of Request to Install Air Conditioning Equipment within Unit 36:** Joanne Wiedermann described a revised proposal to install air conditioning equipment 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. The Board members asked several questions, including in particular questions concerning the architectural impact of the installation and the sound likely to be discernable by people using nearby common areas. Joanne and Carl Payne expressed high confidence that after incorporating the sound attenuation features described below, there will be virtually no discernable sound for users of nearby common areas. Ultimately, Bruce moved that the Board approve the installation of the air conditioning equipment as proposed in Joanne's application, subject to the following:
  - The approval must be embodied in a Memorandum signed by the owner of unit 36. The Memorandum confirms (among other things) various obligations of the owner of unit 36, in certain circumstances, to remove or repair the air conditioning equipment. The Memorandum shall be recorded in Placer County, CA and shall confirm that the obligations of the owners thereunder shall run with the land. The Board has approved the form of the Memorandum.

- The air conditioning equipment, and any enclosure structure, must be constructed and installed solely within the boundaries of unit 36 (i.e., the structure shall not extend beyond the space delineated by the eaves of the roof over unit 36).
- External equipment involved in the air conditioning system shall consist exclusively of (a) a condenser identified as a 2.0 to 3.0 Ton 20 Seer MrCool Universal Central Air Conditioner, model number MDUCO18024, (b) an external support structure (comprised of either concrete or wood, as approved by Yates) upon which the condenser will be placed, and (c) a disconnect switch mounted to the side of the building. All other wires, tubes, hoses, drains, etc. shall run through the crawl space for unit 36 and shall not be readily visible to users of other units or any nearby common areas.
- The condenser must be rated to produce no greater than 55 dBA of sound at a distance of 6 feet from the condenser. The condenser also shall be installed with noise buffering devices designed to reduce the sound emanating from the equipment. The equipment also shall incorporate vibration minimizing components, to the extent that the same are reasonably capable of being incorporated with this particular unit.
- The above described equipment shall be encased in an enclosure that (i) contains wooden materials, beams, paint and other finish components that provide an architecturally pleasing coordination with the existing exterior of the Townhome 36 building and (ii) helps reduce the sound level emanating from the equipment. The materials and appearance of the enclosure, as well as the design features incorporated to diminish the sound transmissions, shall be subject to the approval of Yates.
- Although the equipment will have switches that permit operation at 2.5 or 3.0 ton levels, the air conditioning equipment only will be operated at the 2.0 ton level

Laura seconded the motion. The motion passed 5-1, with Frank providing the vote against approval of the installation of the equipment. Property owner Barry Thurston also expressed opposition to the installation of the equipment.

4. **Property Manager's Report:** Yates reported that he has procured the materials for the deck project at the beach clubhouse. He hopes to begin work mid-Spring, weather permitting. Yates also reported that the new bookkeeper – Cirra – has commenced work, and that he is pleased with her initial work. Mary continues to provide transitional assistance.
5. **Election Procedures and Schedule:** Yates reported that Ray O'Neal will accept the appointment as Inspector of Elections for the 2022 Board of Directors election. Upon a motion from Nick and a second from Laura, the board approved the election procedures and schedule set forth in the attachment to the agenda (subject to clean up of a few typos).
6. **Electric Vehicle Charging Stations:** Steve and Nick, as the board's special committee on electric vehicle charging, reported that after consideration of (i) the small number of EV's regularly parking at Rocky Ridge, (ii) the high installation and operating costs (and challenges in equitably spreading the bearing of those costs), (iii) the fast pace by which the applicable technology is evolving, (iv) various feasibility issues, and (v) the availability of fast charging EV stations in Tahoe City, their conclusion is that it is premature to install charging stations for EV's at Rocky Ridge. The board determined to discuss in its 4-12-22 meeting whether to impose greater limitations upon the charging of electric vehicles through extension cords running from Rocky Ridge units to electric vehicles parked in parking lots.
7. **Rocky Ridge Unit 58:** The Board determined to discuss in its March 1, 2022 meeting the status of the radon piping improvements undertaken to the exterior of Unit 58.

8. **Buoys:** Bob reported that Rocky Ridge currently has two applications in play seeking additional buoys. One is for 6 additional buoys, and one is for 7 additional buoys. The board determined to continue to pursue both sets of buoys. Bob has engaged an “expeditor” to assist in this effort. Nonetheless, Bob indicated that he thinks that the buoys will be awarded, at the soonest, after the upcoming boating season.

9. **Future Open Session Agenda Items:**

- March 1, 2022: Update regarding insurance pricing and availability, and potential approval of procurement of insurance policies, for 2022 (or portions thereof).
- April 12, 2022: Discussion of use of extension cords to charge electric vehicles.

10. **Future Closed Session Agenda Items:**

- March 1, 2022: Further discussion re potential issues pertaining to radon tests and unit 58 improvements
- March 1, 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).
- March 1, 2022, 2022 (closed session): Hiring of new bookkeeper; compensation issues.

**Adjournment.** The meeting adjourned at approximately 3:17 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):**

3-1-22 (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)