

Meeting Minutes  
Regularly Scheduled Meeting of the Board of Directors  
of the  
Rocky Ridge Properties' Owners Association  
Meeting Date: April 12, 2022, 1:30 pm  
Location: ZOOM Internet Meeting

**Notice of Meeting:** Bill (Yates) Bauder provided advance notice to the homeowners of the Board meeting and the proposed agenda.

**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, Curt Sproul, Frank Pagliaro, Laura Bertone, Nick Farwell and Bruce Shepherd joined from other remote internet connections. Board member Robert Schuchardt did not participate in the meeting. With 6 members in attendance, a quorum was present from the outset. Non-Board members Yates, Buster Fenley, Matt Howarth, Ron Janes, Barry Thurston, Joanne Weidemann also attended the meeting.

President Steve Dohrmann called the meeting to order at 1:34 pm.

1. **Approval of Minutes:** Nick moved that the Board approve the minutes of the March 8, 2022 meeting (in the form on the website); Laura provided a second. The Board approved the minutes by unanimous vote.
2. **Insurance:** Yates reported that Rich Votaw (the RRPOA insurance broker) has informed Yates that the current fire and general liability insurer will renew coverage for the balance of 2022 and continuing into 2023, but that it has not yet quoted a rate or precise coverage terms. The current policy expires on May 15, 2022. The board has a meeting scheduled for 5-13-22 to consider any proposal received from the insurer; Yates may suggest an earlier meeting if he gets the rate proposal earlier than that.
3. **Property Manager's Report.**
  - Yates reported that bear break ins have increased again – Rocky Ridge has had over 20 bear break ins this winter. The bear in question appears to have become accustomed to breaking in through the front door. Yates recommends that homeowners explore deploying a power charged floor matt and door wiring that give off a jolt (and thereby discourage the bears). Yates believes that the bear avoids doors equipped with the equipment. The equipment can be procured at [Tahoebearbusters.com](http://Tahoebearbusters.com). Approximately 25 owners have installed such equipment; Yates anticipates equipment and installation costs in the range of \$350 to \$650. The challenge for many units, however, is that they may lack a power outlet immediately adjacent to the front door. Installation in such circumstances would require additional wiring expense. Nick offered to check on whether Rocky Ridge might be able to procure a large supply of these matts on some sort of discount basis – Nick will check and report back at the next meeting. Meanwhile, Yates has experimented with bungee cords that look like the power matt equipment; so far, the bungee cord contraption seems to be deterring the bear.
  - The CC&R's for Rocky Ridge obligate each homeowner to provide the Property Manager with a key to his or her unit. The theory is, among other things, that an emergency might arise and that the Property Manager might need access to assess or address the emergency. Nonetheless, in recent years many owners have changed the locks to their front doors, and as a consequence, Yates no longer has current keys to perhaps 40% of the units. The board determined by consensus that Yates should make a list of those units for which he no longer has a current key. The board further instructed Yates to notify such owners that they will be subject to discipline if they do not provide a current key to Yates by June 30, 2022.

- Yates reported that the RRPOA's allotment of buoys has been virtually fully assigned for summer 2022. Yates advised homeowners to not expect to be able to find a vacant buoy at the Rocky Ridge pier this summer.
4. **Update Re: Request to Install Air Conditioning Equipment within Unit 36**: Joanne Weidemann, the unit 36 owner, has bumped into obstacles in obtaining a permit to install the proposed air conditioner system (the board approved construction of the system earlier this year). The TRPA objects to the construction on technical floor area coverage grounds. Joanne continues to discuss the issue and alternatives with the pertinent governmental authorities, but the issue has not yet been resolved.
  5. **Board Election**. Nick Farwell reminded the board that there will be a board election this summer, and that interested candidates may nominate themselves. President Dohrmann further asked that the upcoming board election be mentioned in the board's minutes, so as to provide a reminder to homeowners.
  6. **Future Open Session Agenda Items**:
    - May 13, 2022: Update regarding insurance pricing and availability, and potential approval of procurement of insurance policies, for 2022 (or portions thereof).
    - May 13, 2022: Update from Nick Farwell as to mass procurement of bear deterrent door mats.
  7. **Report from Closed Session**: The board adjourned to closed session at approximately 2:20 pm.
    - The board considered concerns that some construction features within the Rocky Ridge buildings do not comply with the rules and regulations currently applicable to new construction. Yates investigated the claims and concluded that he cannot affirm whether the alleged violations complied with the requirements applicable at the time construction of such features was completed, but that the features only look like violations because they do not comply with new construction requirements that have evolved since that time. In any event, the buildings were inspected by appropriate governmental authorities at or around completion of construction, and no defects or code violations were noted and no required permits were withheld. The board thus concluded that it has a good faith belief that the construction, when completed, complied with then-applicable codes and regulations. Yates also indicated that he is not aware of any regulations which require remedial work with respect to the pertinent construction features which, when constructed, complied with the then-applicable construction requirements.
    - The board also considered the course to pursue with respect to certain improvements which a homeowner has made without first obtaining the appropriate approvals from the board.

**Adjournment.** The meeting adjourned at approximately 2:54 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):**

5-13-22 (Location: Zoom)      7-12-22 (Location: Zoom)  
9-3-22 at 9:00 am (Location: Rocky Ridge Beach clubhouse)

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

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