

**RRPOA Newsletter # 17**  
**October 5, 2010**

**For comments or questions on this Newsletter, you may Reply to the email (which goes to Phil Fisher) or send an email to Yates at [rrpoa@sbcglobal.net](mailto:rrpoa@sbcglobal.net)**

1. **Draft minutes of the annual owners meeting:** See . These are draft minutes as they can only be approved by the owners at the next annual meeting.
2. **Director Elections:** The new Board is Marsh Shambarger, Phil Fisher, Bob Schuchardt, Ted Jones, Dan Bosshart, John Bertone, Steve Dohrmann. We again thank Bill Trevor and Gene Campbell for their service. Officers will be elected at the upcoming October Board meeting. See table below for Board meeting dates and locations.
3. **Boarding up doors:** We remind all owners that we place plywood panels over the front entry doors of every unoccupied unit to prevent bear entry. If your unit needs entry (by owners, guests, renters, deliveries, contractors, agents, etc.,) you need to let Yates know so that he can remove the panel. He typically does not work weekends so if you need entry from Friday night to very early Monday morning, you need to let Yates know on Friday before 3 pm (530 583 1736).
4. **Buoys:** The courts decided to extend the moratorium on new buoy applications. See <http://www.sfgate.com/cgi-bin/article.cgi?f=/c/a/2010/09/18/BAP81FFOKS.DTL> . This likely means we will be limited to our 19 approved buoys at least through 2011. A new buoy committee of Bill Trevor, Bob Schuchardt and Steve Dohrmann will be addressing the primary topics of buoy allocation, schedule, fees, etc. Other related issues raised at the owners meeting to be addressed:
  - a. How where the buoy fees charged in 2010 calculated and where did they go
  - b. Whether we should use our collected fees from boat owners to fund storing boats at local marinas. An owner has found that a slip at Tahoe City marina is \$3,000/season
  - c. Advise owners earlier of who gets buoys so that owners without buoys can make other arrangements including working with other owners on subletting, exchanging or borrowing buoys.
  - d. Need a proactive approach to contact adjacent property owners along the lake shore to rent them for our owners;

Direct any comments to Yates at [rrpoa@sbcglobal.net](mailto:rrpoa@sbcglobal.net) and he will forward to the buoy committee.
5. **Asphalt entryways:** Per direction at the owner's meeting, the Board is looking at alternate surfaces to the asphalt now used in entry ways as a replacement for the cracked exposed aggregate.
6. **Unit 9:** We continue to work on resolving the issues in an orderly manner.
7. **Irrigation:** We have reduced our water consumption by over 50% from 2008 by replacing leaky valves, re-modeling planter boxes, segregating systems with different watering schedules, and reducing irrigation to native vegetation.

- 8. Units 70 on up deck rails:** Yet another Uniform Building Code (“UBC”) revision changes the approved height of deck rails from 36 inches to 42 inches, and carries over the requirement for max 4 inch opening. The Board is reviewing alternate deck rail designs to comply with the new code when we change out the wood floor Boards to composite in units 70 and up. (FYI Deck rails on all lower number units were rebuilt to old 36 inch code height a few years ago and do not need modification). The Board will provide owners the proposed new deck rail design, budget, timing, etc., when developed.
- 9. Water shut off/min temp settings:** The Board again reminds owners to shut off their master water valves when the unit will be unoccupied. Damages resulting from not shutting it off are excluded from the master HOA policy. Your own homeowners insurance may also exclude coverage. Also remember to set your thermostats at 50 deg F on manual setting. Power outages, natural gas outages, and early cold weather is always a distinct possibility.
- 10. Homeowners insurance:** The Board again reminds owners to ask their agent to check their homeowners policy vs. the HOA coverage as expressed in the CCR’s.
- 11. Email consent:** If you have not done so yet, please submit your email consent form (see blank form at [www.ngr.org/pdf/Consent.pdf](http://www.ngr.org/pdf/Consent.pdf) ). Fax to Mary Cushing at 530 581 1762 This will save us postage and handling costs.

**12. Next Board meetings:**

<b>Day</b>	<b>Date</b>	<b>Time</b>	<b>Location</b>
Monday	Oct 25, 2010	1 pm	McGinnis Park Golf course Boardroom in San Rafael
Monday	Feb 7, 2011	1 pm	TBD
Monday	April 4, 2011	1 pm	TBD
Saturday	May 28, 2011	9 am	RR clubhouse

**Rocky Ridge Board of Directors**