

RBR Driftings

Volume 14, Issue 2

July, 2009

Editor:

Don Osborne



MESSAGE FROM THE PRESIDENT

Hello RBR Owners! There is a lot happening at the Beach!

Thank you to all our "local owners" who were able to attend the annual RBR homeowner's meeting the March at the Airport Shilo Inn in Portland. And thanks to all of our owners who returned their proxy ballot by mail. This enabled us to establish a quorum for our meeting.

We had one board member re-apply for their second term and voted to approve the application of Jim Miller (Financial). We needed 2 nominees for the open positions. No members applied, so the Board appointed Kathy Dittrich (Grievance), and myself (President and newsletter) to serve on the board. Our nominating chairperson, Don Borjesson, is seeking nominees for our next election (2010).

The Resort has been undergoing a number of changes: The recreation room has been updated (paint, carpet, decorations, etc.), landscaping on the ocean side of the south building, 5 units remodeled with new bathrooms, carpet and furniture including beds in the north building. A trial wall bed was installed in Room 222, and it really opens up the living space. Fireplace replacements are almost completed from LP to electric. The landscaping is a great finishing touch to the south building.

Our June Board meeting surfaced a new problem that is beginning to evolve into a serious situation. A portion of the rock retaining wall (Rip-Rap) has begun to wash out, creating a void on the ocean side of the North building. A preliminary estimate to rebuild the wall is more than \$160,000.

This brings us to some critical decisions to be made to protect our Resort. Our board has discussed 2 opportunities that are solid options for consideration:

1. Vote and approve a special assessment to cover the cost of the repairs. This would essentially make this problem go away.
2. We have proposed that our resort increase its ability to borrow against our equity. Our current guidelines allow us to borrow \$25,000. Our latest proposal would increase that ability to up to 5% of the value of our Resort.

Item 1 is a reactionary measure to an immediate situation. Item 2 provides leverage for our Board to respond diligently and expediently to future emergencies.

You'll hear more on this topic, as we will be discussing and voting on these items at our next meeting.

Respectfully submitted,
Norm Dittrich, President, RBR

*Thanks to all Board and committee members for their tireless donations of time, energy and expertise.
Very Special thanks to the Board president, Norm Dittrich for the many hours he continues to devote to this Resort.*

EXCHANGE COMPANIES

Owners have asked us to list exchange companies used by other owners in addition to RCI. The Board has not contacted these sites nor does the Board vouch for them. This is only contact information.

www.platinuminterchange.com	www.resorttrader.com	www.intervalworld.com
www.tradingplaces.com	www.sfx-resorts.com	www.htse.net
www.diamondresorts.com	www.tpmaui.com	www.holidaysystems.com

MAINTENANCE STAFF CHANGES

SAD NEWS..Fred Burnside, 8 1/2 year veteran Maintenance staff member suffered a severe heart attack and stroke on May 1st. He was immediately transported by lifeline air from Tillamook Hospital to St. Vincent's and on arrival received a new valve and aorta. He is recovering, but unable to return to work here at RBR, Inc. We are fortunate that Tim Earl, former part time Maintenance and Housekeeping staff has stepped up to the plate to fill the vacant position in Maintenance.



ON SITE BOARD MEETING HIGHLIGHTS

From the Manager and Board Secretary, John Thomas:

The Annual on site meeting held Saturday June 6th, always begins with a Resort tour. General Manager, Don showed off the new landscaping and concrete patios on the south Building ocean front area, the repaired beach access, the 5 upgraded units in the 2nd floor North Building, including new bathrooms, including a walk in shower and a.d.q. toilets and new tile surrounds. Room 222 has a new test wall bed in the living room area and each upgrade includes a new 32" flat screen LCD TV and DVD/VHS player. 1 addition to the 5 upgrades, new carpet and kitchen vinyl was added to the neediest in other rooms as well. Long time owners will welcome the new quiet and efficient bathroom fans. The Recreation Room was totally refurbished with new wallpaper, carpet, paint, trim and vinyl. We now have 3 pieces of exercise equipment. The Pool, Spa and Sauna areas had semi-annual drain and repaint, including walls, ceilings and walkways. Multiple large hanging flower baskets have been added to the east side of each building as well as by the lobby entrance. The new fireplace installations in the North Building are passed the halfway mark until final project completion scheduled for January of 2010.

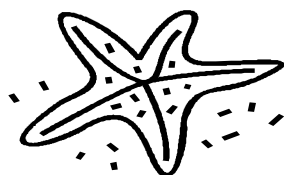
The Board viewed the winter storm damage at the center of the bank in front of the North Building. Board Committee reports included reviews about small vertical wind generators and develop additional long range plans for the next Board Meetings agenda; building 2010's operating budget. Please note the photos which show some of the upgrades, and be sure and visit the website for even more pictures and updates.

2009 RCI ZONES
FOR ROCKAWAY BEACH RESORT, INC.
RCI bookings must be Friday to Friday

Wk	Color	Dates	Wk	Color	Dates
1	BLUE	01/02-01/09/09	27	RED	07/03-07/10/09
2	BLUE	01/09-01/16/09	28	RED	07/10-07/17/09
3	WHITE	01/16-01/23/09	29	RED	07/17-07/24/09
4	WHITE	01/23-01/30/09	30	RED	07/24-07/31/09
5	WHITE	01/30-02/06/09	31	RED	07/31-08/07/09
6	WHITE	02/06-02/13/09	32	RED	08/07-08/14/09
7	WHITE	02/13-02/20/09	33	RED	08/14-08/21/09
8	WHITE	02/20-02/27/09	34	RED	08/21-08/28/09
9	WHITE	02/27-03/06/09	35	RED	08/28-09/04/09
10	WHITE	03/06-03/13/09	36	RED	09/04-09/11/09
11	WHITE	03/13-03/20/09	37	RED	09/11-09/18/09
12	WHITE	03/20-03/27/09	38	RED	09/18-09/25/09
13	RED	03/27-04/03/09	39	RED	09/25-10/02/09
14	RED	04/03-04/10/09	40	RED	10/02-10/09/09
15	RED	04/10-04/17/09	41	RED	10/09-10/16/09
16	RED	04/17-04/24/09	42	RED	10/16-10/23/09
17	RED	04/24-05/01/09	43	RED	10/23-10/30/09
18	RED	05/01-05/08/09	44	WHITE	10/30-11/06/09
19	RED	05/08-05/15/09	45	WHITE	11/06-11/13/09
20	RED	05/15-05/22/09	46	WHITE	11/13-11/20/09
21	RED	05/22-05/29/09	47	WHITE	11/20-11/27/09
22	RED	05/29-06/05/09	48	WHITE	11/27-12/04/09
23	RED	06/05-06/12/09	49	WHITE	12/04-12/11/09
24	RED	06/12-06/19/09	50	WHITE	12/11-12/18/09
25	RED	06/19-06/26/09	51	RED	12/18-12/25/09
26	RED	06/26-07/03/09	52	RED	12/25-01/01/10

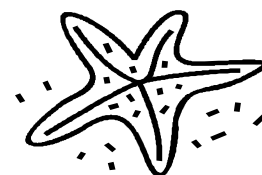
2010 RCI ZONES
FOR ROCKAWAY BEACH RESORT, INC.

Wk	Color	Dates	Wk	Color	Dates
1	BLUE	01/01-01/08/10	27	RED	07/02-07/09/10
2	BLUE	01/08-01/15/10	28	RED	07/09-07/16/10
3	WHITE	01/15-01/22/10	29	RED	07/16-07/23/10
4	WHITE	01/22-01/29/10	30	RED	07/23-07/30/10
5	WHITE	01/29-02/05/10	31	RED	07/30-08/06/10
6	WHITE	02/05-02/12/10	32	RED	08/06-08/13/10
7	WHITE	02/12-02/19/10	33	RED	08/13-08/20/10
8	WHITE	02/19-02/26/10	34	RED	08/20-08/27/10
9	WHITE	02/26-03/05/10	35	RED	08/27-09/03/10
10	WHITE	03/05-03/12/10	36	RED	09/03-09/10/10
11	WHITE	03/12-03/19/10	37	RED	09/10-09/17/10
12	WHITE	03/19-03/26/10	38	RED	09/17-09/24/10
13	RED	03/26-04/02/10	39	RED	09/24-10/01/10
14	RED	04/02-04/09/10	40	RED	10/01-10/08/10
15	RED	04/09-04/16/10	41	RED	10/08-10/15/10
16	RED	04/16-04/23/10	42	RED	10/15-10/22/10
17	RED	04/23-04/30/10	43	RED	10/22-10/29/10
18	RED	04/30-05/07/10	44	WHITE	10/29-11/05/10
19	RED	05/07-05/14/10	45	WHITE	11/05-11/12/10
20	RED	05/14-05/21/10	46	WHITE	11/12-11/19/10
21	RED	05/21-05/28/10	47	WHITE	11/19-11/26/10
22	RED	05/28-06/04/10	48	WHITE	11/26-12/03/10
23	RED	06/04-06/11/10	49	WHITE	12/03-12/10/10
24	RED	06/11-06/18/10	50	WHITE	12/10-12/17/10
25	RED	06/18-06/25/10	51	RED	12/17-12/24/10
26	RED	06/25-07/02/10	52	RED	12/24-12/31/10
Wk 53 is a 2011 week at RBR. At RCI a 2010week.			53	RED	12/31-01/07/11



Rockaway Beach Resort, Inc.—Booking Time Zones

ZONE I June, July, August, September
 ZONE II April, May, October, November
 ZONE III January, February, March, December



From a new Board member, Don Borjesson:

Reflections on My Board of Directors experience.

What I have learned in the just over one year time on the Board is that it is not as much work as I assumed it would be. That the same group of dedicated owners has served over and over again because most of the rest of us don't want to do it or don't think we have anything to offer. (That group is probably not more than 14 persons in the last 12 years). We have 854 owners and most that I have talked too feel the board has done a great job. (If it ain't broke why change it?)

Another learning is that our Resort has not kept up with the times financially. We have a \$ 4 million fully paid for facility and a line of credit of \$25,000. (.0625 %) This leaves us with two choices: special assessments, or raising annual dues. I believe it would make sense to have a 5% borrowing power, line of credit, on a fully paid for property of such value. (On my own home I have a 25% line of credit.) As a board member, it creates a very limited set of options to handling large unexpected costs, or value added improvements. This limit was set over 25 years ago and is very out of date.

My final learning was this month (June) when I called some owners who attended the last annual meeting and asked for feedback on becoming a board member. If asked, some are willing to step forward and put there names in nomination. I had very heartening talks with several owners who have never been asked. Would you feel pressured if I or someone from the Board called to seek your opinions about service on the board?

Board minutes are available in the Resort office. Resort Contact Info:
www.ezrbr.com info@ezrbr.com 800-824-1611
503-355-2191 Fax 503-355-2110

New Wall Bed being tested & North Bldg Flowers on 2nd floor.



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