

Rocky Ridge Properties Owners Association

Notice and Agenda for **Regular Meeting** of the Board of Directors

Meeting Date: **February 15, 2022**

Meeting Time: **1:30 p.m. California time**

Meeting Location: The meeting will be conducted as a Zoom Meeting using the Zoom platform. Bill “Yates” Bauder will participate from his office behind the real estate office that is near the Rocky Ridge entrance gate. There will be no physical location for homeowners to congregate to join the meeting.

Zoom Mechanics: Zoom provides the following instructions for purposes of entering the meeting as a Zoom participant:

- Copy the following url link and paste it into your internet browser, then press enter:
<https://us02web.zoom.us/j/89140207431?pwd=cHZRWVgwZlhqRWVMN05RWFVWS3ppQT09>
 - You may be asked for a meeting ID number. The meeting ID for this meeting is **891 4020 7431**.
 - The Passcode for the meeting is **759026**.
 - Please activate the video feature within the ZOOM system but place your audio on mute.
- Zoom provides the following information for people who want to join by telephone (note: *some people find telephonic access to be a bit more difficult*):
 - One tap mobile
 - +16699006833,,82901144990# US (San Jose)
 - +12532158782,,82901144990# US (Tacoma)
 - Dial by your location
 - +1 669 900 6833 US (San Jose)
 - +1 253 215 8782 US (Tacoma)
 - +1 346 248 7799 US (Houston)
 - +1 312 626 6799 US (Chicago)
 - +1 929 205 6099 US (New York)
 - +1 301 715 8592 US (Washington DC)
- ***To assure that we do not exceed the permissible meeting size, each unit should link no more than one device into the meeting at any given time.***
- President Dohrmann will run the meeting and coordinate speakers. Homeowners should stay on “mute” until they are recognized. To get recognized, simply wave your hand at your computer and patiently await recognition by the President.
- Please have patience – ***the technology can be temperamental.***

Agenda

Open Session Agenda items

Homeowners are welcome to join the open session portion of the board meeting by joining the Zoom meeting.

1. Approval of the minutes of the **January 28, 2022** Board of Directors Meeting. A draft of these minutes is on the Rocky Ridge website (<http://www.rr-tahoe-com>) under the “Owners” page and the tab entitled “Meeting Minutes”.
2. Update, if any, as to procurement of the Association’s next insurance policies (R Votaw)

3. Presentation by Joanne Wiedermann of additional information concerning her application for installation of air conditioning equipment for the benefit of unit 36.
4. Property Manager's Report (Yates)
5. Financial Report (Laura and Yates) – Update regarding assessments.
6. Establishment of procedures and schedule for 2022 election of directors (see attached for a draft of the procedures and schedule).
7. Discussion of prospects for procurement of additional buoys for the Rocky Ridge beach buoy field.
8. Discussion of committee investigating electric vehicle charging.
9. Identification of agenda items for future board meetings.

Closed Session agenda items:

The board will adjourn to a confidential closed session to discuss these items, and non-board members (other than the Property Manager) will be asked to excuse themselves from the meeting.

10. Hiring of new bookkeeper and discussion of scope of duties and compensation issues
11. Further discussion re: potential issues pertaining to radon tests
12. Consideration of the costs of remodeling the firewalls under the existing townhome structures to reflect current code requirements (as determined without giving effect to grandfathering provisions)

Future Board Meetings:

Scheduled Meetings (except as otherwise

noted, these meetings will begin at about 1:30 pm):

4/12/21	5/13/22
7/12/22	9/3/22 (starts at 9 am)

NOTICE OF ANNUAL ELECTION OF DIRECTORS (AND OF TIMELINE
AND PROCEDURES FOR THE ELECTION)

Date of Notice: February 2022

The governing documents for the Rocky Ridge Properties Owners Association call for annual elections for a portion of the seven seats on the Association's board of directors. The directors are elected through a vote of the homeowners within the Rocky Ridge development (each homeowner also is a "member" of the Association). Each director serves for a term of two years. Three of the seven director seats are up for election in 2022; these seats currently are held by Stephen Dohrmann, Robert Schuchardt and Nick Farwell; **[indicate whether the incumbent candidates intend to run for re-election]**. The seats for the other four current directors will be up for election in 2023.

The 2022 director elections will be handled as follows:

- (1) The Board of Directors has appointed **[Ray O'Neal]** to serve as the Inspector of Elections with respect to the 2022 director election. **[Ray has accepted such appointment.]**
- (2) The Board has established a timeline for the election which (a) will permit ballots to be tabulated, and results announced, at the annual meeting of the members of the Association at the Rocky Ridge Beach Clubhouse at **11:00 a.m. on Saturday, September 3, 2022**, and (b) to the best of the Board's knowledge, will comply with the requirements of the Association's Election Rules and the provisions of California law.
- (3) Owners who are current in their payment of assessments to the Association may self-nominate themselves to run for a director seat by contacting the Property Manager, Bill (Yates) Bauder, to such effect in writing (by email to rrpoa@sbcglobal.net) by **5:00 p.m. on June 1, 2022**.
- (4) Candidates may provide a candidate statement of up to 350 words. The statement should be provided to the Board's Secretary (Bruce Shepherd) by email to rrpoa@sbcglobal.net. The statement will not be accepted or used in connection with the election unless so provided by **5:00 p.m. on June 8, 2022**.
- (5) By **June 16, 2022**, the Inspector shall provide the members with a notice setting forth the following:
 - The names of the candidates timely nominated to run as candidates in the election;
 - The date, time and location of the election (i.e., the Rocky Ridge Beach Clubhouse at 11:00 am on Saturday, September 3, 2022); and
 - The deadline for submission of ballots (5:00 pm on **Friday, September 2, 2022**), and the address to which ballots must be returned, in order for ballots to be counted in the election (i.e., the ballots should be mailed to PO Box 432, Tahoe City, CA 96145, Attn: Inspector of Elections – Board Election).
 - A statement that (a) the Inspector has compiled a list of candidates, and that the candidates may verify the accuracy of their individual information on the candidate list, provided that such verification is completed (by email to rrpoa@sbcglobal.net) by **5:00 pm on July 15, 2022**, and (b) the Association has compiled a list of members, and that the members may verify the accuracy of their individual information on the voter list, provided that such verification is completed (by email to rrpoa@sbcglobal.net) by **5:00 pm on July 15, 2022**.
- (6) No earlier than 30 days after circulation of the notice described in section (5) above, and in any event **at least 30 days prior to the deadline for submission of ballots**, Yates shall circulate ballots for the election (along with any candidate statements duly submitted) to the members in accordance with the voter list. The instructions accompanying the ballots shall inform members that ballots must be duly returned by **5:00 pm on Friday, September 2, 2022** in order to be counted as part of the election. Additional instructions for the return of ballots will be set forth in the cover letter distributing the ballots.
- (7) The ballots will be tabulated during the meeting and the three candidates receiving the most votes will be elected as directors for the three seats. The election results (a) will be announced at the end of the meeting of members, (b) will be entered in the minutes of the Board of Directors at the next board meeting, and (c) shall be announced to the members by general notice by **September 15, 2022**. The announcement of the tabulated results shall include a statement that the Inspector shall retain the ballots, the candidate list and the voter list for a period of one year, subject to any additional mandates set forth in the Election Rules or California law.

The above represents a summary of the election process. The election process is subject to additional requirements set forth in California law and in the governing documents (including the Election Rules) of the Association.