

Notice of regular meeting of the Board of Directors  
of the Rocky Ridge Properties Owners' Association  
December 30, 2024 at 1:30 p.m.

**Meeting Location.** The meeting will be held using the ZOOM platform. William "Yates" Bauder and/or Justin "Buster" Fenley will participate in the meeting as representatives of the Association by joining the meeting from the Association office at the base of the Rocky Ridge hill. Board members will participate by linking in through the internet from remote locations.

**Zoom link information for the meeting.** Homeowners are welcome to participate in the meeting through the Zoom link information listed below, or by attending in person at the Association office.

To join the Rocky Ridge Board of Directors' Zoom Meeting, click on the following URL (or copy it into your internet browser and click "enter" or "return"):

<https://us02web.zoom.us/j/87605425902?pwd=JYsPMWrjkSKxnJiaierjG8C6G8LErF.1>

You also should be able to join by phone by using one of the phone numbers below. Frankly, we've found them to be less reliable than the computer connection, but feel free to use one of these numbers (at your risk) should you so prefer.

Dial by your location

- [+1 669 900 6833](tel:+16699006833) US (San Jose)
- [+1 669 444 9171](tel:+16694449171) US
- [+1 253 215 8782](tel:+12532158782) US (Tacoma)
- [+1 346 248 7799](tel:+13462487799) US (Houston)
- [+1 929 205 6099](tel:+19292056099) US (New York)
- [+1 301 715 8592](tel:+13017158592) US (Washington DC)

Meeting ID: 812 9521 5187

Passcode: 407730

### Agenda

1. Approval of minutes of November 26, 2024 Board meeting.
2. Property Manager Report.
  - a. Major projects and maintenance issues
  - b. Update re: bears
3. Report re status of negotiations for insurance for 2025
4. Update re analysis as to 2024 and 2025 homeowner assessments
5. Ongoing discussion regarding restrictions upon pets in the Rocky Ridge common areas
6. Issues pertaining to Rocky Ridge banking arrangements:
  - a. Motion and minutes to confirm signature authority
  - b. Consideration of further diversification of reserve and other Association banking accounts
7. Reallocation of funds (approximately \$35,000) from Property accounts to Operating accounts
8. Ratification of selection of auditor
9. Homeowners and Board members may suggest other issues for discussion<sup>1</sup>

### Closed Session

10. Update re: discussions with insurers regarding over-payment of premiums for 2023-24 year
11. Budget issues
12. Management Transition Plan
13. Adjournment

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<sup>1</sup> Note that California law may limit Board action with respect to items that are not noticed on the agenda.

***Scheduled remaining regular Board of director meetings in 2024 and through Labor Day in 2025:*** The proposed schedule for regular Board of director meetings for the Rocky Ridge Properties Owners’ Association is as follows (both the dates and the topics are subject to change by the board):

Date	Location	Comments and Contemplated Topics (subject to change)
February 4, 2025 at 1:30 pm	Zoom platform	<ul style="list-style-type: none"> <li>• Adoption of election procedures for 2025 Board election</li> <li>• On-going discussion re: policy re: dogs at the beach</li> </ul>
March 18, 2025 at 1:30 pm	Zoom platform	<ul style="list-style-type: none"> <li>• Board to decide policy re: dogs at the beach for summer 2025</li> </ul>
May 6, 2025 at 1:30 pm	Zoom platform	
June 24, 2025 at 1:30 pm	Zoom platform	
July 15, 2025 at 1:30 pm	Zoom platform	
August 30, 2025 at 11:00 pm	Zoom platform	This is a corrected meeting date (so as to cause the meeting to occur over Labor Day weekend, as per the Association’s organizational documents).

The 2025 annual members’ meeting for the Rocky Ridge Properties Owners’ Association is scheduled for the Saturday within Labor Day Weekend, at 11:00 am. The meeting will be held in the Rocky Ridge Beach Clubhouse.