

Regular Meeting of the Board of Directors  
of the Rocky Ridge Properties Owners' Association  
February 4, 2025 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 Zoom platform 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/83718747891?pwd=uaFqASvmBWfaoaML5LQbhPqqaWloLT.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: 837 1874 7891

Passcode: 517104

### Agenda

1. Approval of minutes of December 30, 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; ratification of insurance procurement
4. Ongoing discussion regarding restrictions upon pets in the Rocky Ridge common areas
5. Update re: Rocky Ridge banking arrangements and accounts
6. Approval of timeline and procedures for 2025 Board of Directors election (see attached notice of annual election)
7. Homeowners and Board members may suggest other issues for discussion<sup>1</sup>

### Closed Session

8. Update re: discussions with insurers regarding over-payment of premiums for 2023-24 year
9. Budget issues
10. Management Transition Plan
11. 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 2025 (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	Contemplated Topics (subject to change)
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> <li>• Status report re: Board election</li> </ul>
May 6, 2025 at 1:30 pm	Zoom platform	<ul style="list-style-type: none"> <li>• Status report re: Board election</li> </ul>
June 24, 2025 at 1:30 pm	Zoom platform	<ul style="list-style-type: none"> <li>• Status report re: Board election</li> </ul>
July 15, 2025 at 1:30 pm	Zoom platform	<ul style="list-style-type: none"> <li>• Status report re: Board election</li> </ul>
August 30, 2025 at 11:00 pm	Zoom platform	<p>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).</p> <p>Announcement re: election of Board members</p>

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.

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

Date of this Notice: **February 4, 2025**

The governing documents for the Rocky Ridge Properties Owners' Association call for annual elections for a portion of the 7 seats on the Association's board of directors. The directors are elected through a vote of the homeowners (each homeowner also is a member of the Association). Each director serves a term of 2 years. Four director seats are up for election in 2025; these seats are held by Laura Bertone, Jim Naylor, Frank Pagliaro and Bruce Shepherd. The seats for the other 3 current directors (Gail Gabiati, Steve Dohrmann and Matt Howarth) are up for election in 2026. This notice is the "**2025 Election Notice**" referred to below. The election will be handled as follows (actions to be taken by specified dates shall be completed by 5:00 pm on such dates in calendar year **2025**):

- (1) **Inspector.** The Board of Directors has appointed Tyler O'Neal to serve as the Inspectors of Elections with respect to the 2025 director election, and Tyler has accepted such appointment.
- (2) **Compliance with Association Rules and California Law.** The Association and the Inspector have established this 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 8/30**, 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) **Nomination of Candidates.** Owners who are current in their assessment payments may nominate themselves to run for a director seat by contacting the Property Manager, Bill ("Yates") Bauder (by email to [rrpoa@sbcglobal.net](mailto:rrpoa@sbcglobal.net), with an email copy to Bruce Shepherd (Board Secretary) at [bruce.shepherd@outlook.com](mailto:bruce.shepherd@outlook.com)) by **5/14**. The Association shall provide email or other written confirmation to each nominated candidate within 7 days after receipt of the candidate's nomination (unless the individual fails to qualify for candidacy, in which case the Association shall so inform the individual, with a brief explanation).
- (4) **Election by Acclamation. NOTWITHSTANDING THE FOREGOING**, the board may elect directors without member balloting if, as of a date between 5:00 pm on **4/14 and 5/7 (the "Reminder Date")**, the number of candidates is the same or fewer than the board spots to be filled, subject to the following:
  - o **Reminder Notice:** The Inspector shall provide notice (the "**Reminder Notice**") to the members that such situation applies as of the Reminder Date. The Reminder Notice shall be provided to the members by **5/7** and shall identify all candidates nominated as of the Reminder Date. The Reminder Notice further shall include a copy of this 2025 Election Notice.
  - o **Noticed Board Meeting:** If as of **5/14**, the number of candidates still is the same or less than the number of board spots to be filled, then the board, in a noticed board meeting **between 5/14 and 6/9** (which notice identifies the candidates), may elect the candidates by acclamation (and without balloting or the other steps in section 5 below).
- (5) **Election:** If the seats are **not** filled through election by acclamation, then the following shall apply:
  - o **Candidates Notice.** By **6/16**, the Inspector shall provide members with the following notice (the "**Candidates Notice**"):
    - The notice shall set forth the names of the eligible candidates timely nominated to run in the election;
    - The notice shall include a copy of this 2025 Election Notice;
    - The notice shall set forth the deadline for submission of ballots (as described below), and the address to which ballots must be returned 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); and
    - A notice shall include a statement that (a) the Inspector has compiled a list of candidates, and that candidates may verify the accuracy of their individual information on that list, provided such verification is completed (by email to [rrpoa@sbcglobal.net](mailto:rrpoa@sbcglobal.net)) by **7/2**, and (b) the Association has compiled a list of members, and that members may verify the accuracy of their individual information on that list, provided such verification is completed (by email to [rrpoa@sbcglobal.net](mailto:rrpoa@sbcglobal.net) with a copy to [bruce.shepherd@outlook.com](mailto:bruce.shepherd@outlook.com)) by **7/2**.
  - o **Candidate Statements.** Candidates shall have until **7/2** to provide a candidate statement of up to 350 words. The statement should be provided to Yates by email to [rrpoa@sbcglobal.net](mailto:rrpoa@sbcglobal.net), with a copy to Bruce Shepherd at [bruce.shepherd@outlook.com](mailto:bruce.shepherd@outlook.com). If timely submitted, the candidate statement shall be circulated to the members.
  - o **Ballots.** No earlier than **30 days after provision of the Candidates Notice**, and by a date (**7/31**) which is **at least 30 days before the** deadline set forth below for submission of ballots, Yates shall circulate ballots (along with any candidate statements) to the members in accordance with the voter list. The instructions accompanying the ballots shall inform members that to be counted, ballots must be returned before 5 minutes **after** the meeting on **8/30** is called to order. Additional instructions for return of ballots may be set forth in the cover letter distributing the ballots.
  - o **Counting of Ballots.** The ballots will be tabulated at the meeting by the Inspector (or his delegee, including William Bauder and/or Justin Fenley). The 3 candidates receiving the most votes will be elected as directors for the 3 seats.

**Announcement of Results.** The names of the elected candidates will be announced at the end of the **8/30** meeting of members, will be entered in the minutes of the Board, and will be announced to the members by general notice by **9/29**. 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.