

Regular Meeting of the Board of Directors
of the Rocky Ridge Properties Owners' Association
July 15, 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://us06web.zoom.us/j/83717440657?pwd=vvrcWbESNZ1SM6dZbwis64XH4ohCKp.1>

Meeting ID: 837 1744 0657

Passcode: 102595

One tap mobile: +16699006833,,83717440657#,,,,*102595# or +16694449171,,83717440657#,,,,*102595#
Dial In: +1 669 900 6833

Agenda

1. Approval of minutes of 6-24-2025 Board meeting (draft meeting minutes are available on the RRPOA website)
2. Update re: election procedures.
3. Property Manager Report (Buster).
4. Consideration of issues arising due to heavy use of Common Areas over the July 4th weekend.
5. Discussion re: engagement of outside counsel to provide counsel to the Board on a retainer basis (Frank).
6. Discussion re: governance principles and allocation of board member responsibilities (Matt)
7. Update re: Rocky Ridge banking arrangements and accounts and maximizing federal deposit guarantees (Laura – with Scott Shepherd).
8. Consideration of request from owner of Unit 83 to install storage space and exterior access improvements.
9. Homeowners and Board members may suggest other issues for discussion¹

Closed Session

10. Discussion re management transition issues (Matt).
11. Update re dispute with former insurer (Bruce).

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)
August 30, 2025, at 11:00 am	Rocky Ridge Beach Clubhouse	Announcement re: election of Board members

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

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. The meeting will be followed by a homeowners association barbeque lunch.