

Agenda
Regular Meeting of the Board of Directors
of the Rocky Ridge Properties Owners' Association
December 16, 2025 at 1:30 p.m.

Meeting Location. The meeting will be held using the ZOOM platform. Justin "Buster" Fenley (property manager) will participate 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/83953101366>

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)

Join instructions

https://us06web.zoom.us/meetings/83953101366/invitations?signature=HzIEjvm0Qmbf6gT9wpdcKM_vq_nUlnin0IBBopLhIKc

Meeting ID No.: 839 5310 1366

Agenda

1. Approval of minutes of November 18, 2025 Board meeting.
2. Property Manager Report. (Buster)
3. Update on 2026 casualty insurance procurement. (Bruce)
4. Report from 4th of July Committee. (Gail)
5. Homeowners and Board members may suggest other issues for discussion.¹

Closed Session-2:30 pm

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

We must start the closed session at 2:30. If the open session is not completed at that time, participating homeowners will be asked to leave the meeting temporarily and rejoin in 30 minutes.

1. Insurance litigation update.
2. Report on outside counsel suggestions to CC&Rs.
- 3 Discussion pertaining to personnel.

Scheduled remaining regular Board of director meetings in 2025 (through Labor Day in 2026): 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)
February 18, 2026 at 1:30 pm	Zoom platform	<ul style="list-style-type: none">• Approval of the 12/16/25 draft minutes• Appointment of Inspector of Elections• Consideration of Draft Election Protocols
April 7, 2026 at 1:30 pm	Zoom platform	<ul style="list-style-type: none">•
May 12, 2026 at 1:30 pm (likely to be changed)	Zoom platform	
June 23, 2026 at 1:30 pm	Zoom platform	
September 5, 2026 at 9:00am	Rocky Ridge Beach Clubhouse	

The 2026 annual members' meeting for the Rocky Ridge Properties Owners' Association is scheduled for the Saturday within Labor Day Weekend, at 11:00 am, September 5. The meeting will be held in the Rocky Ridge Beach Clubhouse.