

MINUTES OF THE September 4, 1999
ROCKY RIDGE PROPERTIES OWNERS ASSOCIATION
ANNUAL MEETING

September 4, 1999

CALL TO ORDER AND APPROVAL OF MINUTES

The meeting was called to order by President Mel Gianola at 11:05 a.m. at the Rocky Ridge Club House. 7 Board members and approximately 30 owners attended. In addition 57 owners had submitted proxies and therefore a quorum was present.

The Minutes of the previous Annual Meeting on September 5, 1998 were approved, as corrected.

PRESIDENT'S REVIEW

Mel Gianola stated that Rocky Ridge looks better and better with each passing year. Mel then read a letter to the owners concerning the Board's view of the Unit 50 matter, because Mike Siewert, of Unit 50 had sent a letter to all Rocky Ridge Owners on August 29, 1999 stating his view about the Board's behavior with respect to Unit 50. A good discussion was held, about Unit 50, by the board and the owner attendees. Board Member Bill Trevor explained, in a very clear manner, the legal matters involved with the Unit 50 ownership. It appeared that the owners present were satisfied with the Board's actions with respect to Unit 50.

TREASURER'S REPORT

John Bertone gave a brief report that the Association is financially sound. The new Budget and Replacement Reserve Study is in progress.

PROJECT MANAGER'S REPORT

Bill Bauder gave a summary of projects completed over the summer. Some of the most recent are:

- New siding and new decks installed on Units 13-16.
- New siding installed on the end of unit 32.
- Rebuilt office deck.
- Continued outside painting
- Replaced lake-view pool solar panels with panel from upper pool.
- Cal Trans installed a bright light at the entrance to Rocky Ridge to lessen the chance of a night time rear end collision when making a left turn into Rocky Ridge.

At the end of his presentation Bill Bauder received a round of applause from the owner attendees, for a job well done.

NEW BUSINESS

A question was raised about reserving one of the pools for children. The Board stated that this has been tried in the past and found not to work. A question was raised about security. Bill Bauder stated that our increased patrolling of the Ridge is working satisfactorily.

ELECTION

57 Proxies for the election of the Director Slate were received. Therefore Mel Gianola, Ted Jones, Ed Lial and Steve Schlumberger were elected Directors until September 2001, by acclamation

ADJOURNMENT

The meeting adjourned at 12 Noon.

Respectfully submitted,

Ted Jones, Secretary