

**MINUTES OF THE AUGUST 31, 2002
ROCKY RIDGE PROPERTIES OWNERS' ASSOCIATION
ANNUAL MEETING**

CALL TO ORDER AND APPROVAL OF MINUTES

President Mel Gianola called the meeting to order at 11:10 AM at the Rocky Ridge Club House. Fifty Two owners had submitted proxies and therefore a quorum was present. In addition thirty two owners attended the meeting.

The Minutes of the previous Annual Meeting on September 1, 2001 were approved.

PRESIDENT'S REVIEW

President Mel Gianola stated that Rocky Ridge continues to be in a very good physical condition because of the outstanding leadership of Project Manager Bill Bauder and Assistant Project Manager Gary Turpin. (Bill Bauder received a round of applause from the Properties Owners).

Mel said that workers' hazard and liability insurance had increased by \$37 K and it was expected that Rocky Ridge workers compensation insurance would also increase.

Mel also said that the Board was in the process of reviewing all of our insurance coverage and that the Board would send a letter to all Rocky Ridge Properties Owners in November outlining the results of the review.

TREASURER'S REPORT

John Bertone reported that the Association is financially sound. However an increase in dues will be necessary because of the increased cost of our various insurance policies.

RECREATION COMMITTEE REPORT

Helen Hennig reported that there were no organized recreational activities this summer.

PROJECT MANAGER'S REPORT

Bill Bauder gave a summary of completed and ongoing projects. These include: painting, landscape and deck repair, completion of the deck at the lower pool and the installation of painted metal caps on exposed rafter tails.

Bill read the new "Rules for Contractors", designed to minimize inconvenience to all RR Properties Owners when external contractors work at RR.

Bill made a plea to each of the Properties Owners to guard against the freezing of their internal water pipes by taking the following two simple precautions:

- Have their furnaces and water heaters inspected annually.
- Leave their furnaces on Automatic at all times with the thermostat set to a minimum of 50 degrees.

Bill then answered questions from the attendees.

ELECTION

Gene Campbell, Marsh Shambarger and Bill Trevor were elected Directors, for two-year terms extending from September 2002 to September 2004.

ADJOURNMENT-11:45 AM

Respectfully submitted,

Ted Jones, Secretary