



ROCKY RIDGE

PROPERTIES OWNERS ASSOCIATION

**MINUTES OF THE September 04, 2004
ROCKY RIDGE PROPERTIES OWNERS ASSOCIATION
ANNUAL MEETING**

CALL TO ORDER AND APPROVAL OF MINUTES

President Marshall Shambarger called the meeting to order at 11:00 AM at the Rocky Ridge Club House. A quorum of 74 Properties Owners was present either in person or by Proxy.

The Minutes of the previous Annual Meeting on August 30, 2003 were approved.

PRESIDENT'S REVIEW

President Marshall Shambarger 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).

Marshall does not expect any near term approval of a Rocky Ridge left turn lane.

Marshall said that the revised Rocky Ridge CC&Rs and By Laws were almost complete. It is expected that they will be approved by the Board and mailed to the Properties Owners for their vote of approval later this fall.

TREASURER'S REPORT

John Bertone reported that the Association is financially sound. He does not anticipate a dues increase for 2005 unless there are large insurance claims due to the Florida Hurricanes.

The following motion, made by John Bertone, was approved by the Properties Owners:

Excess revenue from 2004, if any, will be applied to future years.



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PROJECT MANAGER'S REPORT

Bill Bauder gave a summary of completed and ongoing projects. These include: re-roofing, painting using new improved latex paint, deck sealing using an improved deck finish, installation of new sprinkler backflow valves, installation of new deck railings that meet the latest safety code, deck repair and replacement and installation of new building light fixtures.

Bill also said that the new rules for remodeling will be mailed to the Properties Owners in November. These rules mandate that any internal remodeling plans must be approved for structural integrity by a licensed civil or structural engineer, reporting to the Association, before remodeling can begin.

Bill reported that the following Homeowners, who died this year, will be missed by all:

- Former Board President Helen Henning, unit 11,**
- Averill Mix, unit 12**
- Kit Clinger, unit 75.**

Bill then had a discussion with, and answered questions from, the attendees.

ELECTION

Julie Rollofson, Marshall Shambarger and Bill Trevor were elected Directors, for two-year terms extending from September 2004 to September 2006.

ADJOURNMENT-11:45 AM

Respectfully submitted,

Ted Jones, Secretary