

**ROCKY RIDGE PROPERTIES OWNERS ASSOCIATION
MINUTES OF ANNUAL MEETING
SEPTEMBER 3, 2005
ROCKY RIDGE BEACH CLUB, Tahoe City, CA**

Board President Marshall Shambarger called the meeting to order at 11:00 a.m. and asked for introductions of homeowners, guests and Board Members. Board Members present Ron Benveniste, John Bertone, Julie Rollofson and Bill Trevor. Absent Director(s): Ted Jones.

APPROVAL OF THE MINUTES

Approved the minutes of the September 4, 2004 homeowners meeting.

PRESIDENT'S REPORT

President Shambarger asked that we all remember Ed Lial who was a previous Board Member who resigned from the Board of Directors, and passed away in January.

Thanks to Bill Bauder and Gary Turpin the Association continues to be in excellent fiscal shape. The long winter season delayed many projects that had been planned.

Renewed lease for 5 years with one five year option with O'Neal Brokers for the Project Office building on N. Lake Blvd.

The dog clean up devices that were installed appear to be making a difference in the cleanliness of the property.

The revised CC & R's are close to being completed for presentation to the homeowners in the near future.

The State of California has been talking about a proposed new campground site in the Burton Creek/Tahoe City area. One of the three preferred sites is located behind Rocky Ridge with an access road from Tamarack Lodge. At present, funding is an issue, however, the Board, and homeowners Schchart and Bosshart will continue to follow the progress and inform the Board. The board will send correspondence of our opposition and concerns for potential catastrophic fire danger with limited access, and the high volume of traffic that would be generated. No Trespassing signs have been posted. The Board will look into putting up a fence around the perimeter of the property to prevent any easements from being established; would help keep out wild animals and preserve the privacy of the property.

TREASURER'S REPORT

Our controls and budget continue to be in excellent shape .

Dues could increase if we are impacted by hurricane Katrina as we were after 9/11.

Staffing could affect dues as we look to the future when Gary retires, and the need to plan to train a replacement.

State law requires the Board to present at the annual meeting a motion that excess revenue remaining from 2005 will be applied to future years. Motion

made, seconded and passed with all in favor.

PROJECT MANAGER'S REPORT

Snow came as early as October 17, 2004 and continued through June of this year which made it difficult to complete projects that were planned. Deck re-surfacing will start after Labor Day and will be done on Mondays, Tuesdays and Wednesdays so as not to interfere with homeowners using their units.

The Board Approved a new gate system with Home Link access and a new scrolling marquee which will replace the existing board displaying all names.

Homeowner Comments and Questions:

Dan Bosshart from unit 18 questioned whether or not it would be feasible to install more insulation when re-roofing was done to increase the energy efficiency. Mike Cabak responded that better results could be achieved by changing / replacing windows to a double glazed windows.

Phil Fisher inquired about the end caps and when they will be completed. Yates responded that he has the rafter cappings all on a schedule to be done.

Unfinished Business:

Bob Schuchardt commented that the California State Park system has three proposed campground sites selected. Their preferred site of choice is the site located directly behind Ricky Ridge. They are proposing approximately 80-150 campsites. He spoke with Ken Anderson who stated that there could be as many as 200 sites which could equate to approximately 4 campers per site, 2 cars per campsite. Access would be through the Tamarack Lodge. The potential for fire danger from this type of high volume public use could be catastrophic.

A point of concern is that public use and free access by bikers, hikers etc., via the back perimeter of the property could create an easement that would be detrimental to Rocky Ridge property values and privacy in the future.

Matt Campbell stated that at the North Shore Condominium complex they had a similar access problem and installed a fence with gates and access keys that solved the problem. He offered to assist in introductions to the North Shore Association to get information to assist our Association.

Dan Bosshart stated that on or around November 17th-18th Clint Eastwood would be coming up with a State Parks committee to review the sites. They will be looking at the Road and Trail Plan; Traffic Flows, etc.

Elections Results:

A quorum was established and the President reported that all of the incumbents were re-elected to serve another term, and that Phil Fisher was elected to serve as a new Director on the Board.

Other Business: There being none, the meeting was adjourned at noon.

Submitted by: Julie Rollofson for Secretary Ted Jones.