

Meeting Minutes
Annual Meeting of the Members of the Rocky Ridge Properties Owners Association
Meeting Date: September 1, 2018
Location: Rocky Ridge Beach Clubhouse
Meeting Time: 11:00 a.m.

Notice of Meeting: Bill (Yates) Bauder confirmed that the property owners received notice of the September 1, 2018 annual meeting of members as follows: (i) on July 23, 2018, Yates posted the notice and agenda for the meeting on the message board at the Rocky Ridge Road entrance gate; and (ii) on July 25, 2018, Yates deposited into the US mail (for delivery to all other property owners, addressed to the mailing addresses that said owners have provided to the Association, and with first class postage affixed) the notice and agenda for the meeting (along with the election package for the election of directors to be held during the meeting).

Quorum: President Steve Dohrmann called the meeting to order at 11:08 am. 58 members were in attendance in person or by proxy, thereby constituting a quorum for the meeting.

1. **Approval of Minutes of September 2, 2017 Meeting.** The minutes of September 2, 2017 meeting, in the form posted upon the Association's website prior to the September 1, 2018 meeting, were approved unanimously by acclamation (after motion by President Dohrmann and second by Nick Farwell).
2. **Election of Three Directors to the Board of Directors of the Association.** President Dohrmann reminded the members that ballots for the election of three directors to the Association's board must be submitted before the announcement of the election results at the end of the meeting. [The board members with expiring terms consisted of Steve Dohrmann, Bob Schuchardt and Nick Farwell.] Members were instructed to submit any further ballots to Ray O'Neal, the inspector for the election. President Dohrmann also asked Ray to commence counting the ballots so the count could be completed by the end of the meeting.
3. **Introduction of Members.** President Dohrmann next asked the members in attendance to introduce themselves briefly to the other Members.
4. **President's Report.** President Steve Dohrmann next provided a general report as to the status of the Association and its properties. President Dohrmann reported that both the Association and its properties are generally in good shape, and President Dohrmann noted in particular the following:
 - By vote earlier in the summer of 2018, the Association adopted amendments to its CC&R's and Bylaws. These amendments, among other things, modernize these documents and bring them into compliance with recent changes under California law. Curt Sproul reported that the amendment to the CC&R's had been duly recorded. President Dohrmann thanked Curt for his expert and extensive work required in order to permit the Association to appropriately complete these amendments.
 - Yates continues to do a very good job in managing and maintaining the properties of the Association.
 - Yates has hired a new assistant for property management and administration. His name is Buster Fenley.
 - Bears are visiting the property every night. It is critical that members and their guests properly latch the trash bins. Instructions are located on the top of each bin. Although the board has not taken current action, it will consider adopting stiffer fines and other penalties for those who fail to properly latch the trash bins, thereby effectively inviting bears to come to Rocky Ridge.
 - Homeowners and guests are encouraged to break down packaging that comes with Amazon deliveries. Homeowners also should be respectful of the kindness shown by O'Neal & Associates in accepting deliveries, and they should try to pick up packages promptly following delivery.

- Kayaks stored at the beach should be removed before the first snow.
- Steve thanked Bob Schuchardt for dealing effectively with the California State Lands Commission and the TRPA with respect to pier and buoy issues.
- Steve reported that the board is in the process of studying the operating rules applicable to the Association under the CC&R's and Bylaws. Steve anticipates that the rules will be crafted to be consistent with the CC&R's and Bylaws. He also noted that there will be some modest changes, including (i) elimination of briquette grills on decks at Rocky Ridge (i.e., use of such grills no longer will be permitted), and (ii) potentially greater fines/penalties for owners that proceed with architectural or structural changes to units without first obtaining board approval.

5. **Treasurer's Report.** Treasurer Laura Bertone reported as follows:

- The Association has a budget approximating \$1,000,000/year. Approximately 70% of this money goes to maintenance, approximately 20% to administrative and insurance expenses, and approximately 7% to utilities.
- The Association has 4 full time employees; compensation for these employees (and for other part-time employees, including beach attendants, painters and groundskeepers) consumes approximately 60% of the association's budget.
- Although Laura and the board have not yet set member dues for 2019, she anticipates that there may need to be an increase from the current quarterly dues of \$2,500, particularly due to a likely increase in insurance premium costs. The board will study this issue as it reviews the 2019 budget.
- Laura noted that buoy summer usage charges may need to be increased in 2019 (particularly due to anticipated increases in the rental payments required by governmental authorities and the labor cost of the buoy/beach attendants). The portion of these costs which the board deems reasonably allocable to the buoy usage can be passed along to buoy users in the form of the buoy summer usage charges.
- The members unanimously agreed (following a motion by Laura Bertone and a second from Diana Dohrmann) that to the extent that there is any excess assessment income from 2018, such excess should be applied to cover the Association's 2019 expenses. [This resolution is required under California law in order to so apply such excess of 2018 assessment income.]

6. **Property Manager's Report:** Yates reported as follows:

- Yates described generally the maintenance and capital projects undertaken at Rocky Ridge over the course of the summer (including painting, pressure washing and oiling of decks, landscape work, removal of diseased trees, and completion of the paving of unit entryways).
- Yates noted that the State Park System likely will undertake a tree removal project next summer, rather than in 2018. From the perspective of the Association, the primary consequences from the project will include (i) the thinning of trees along the ridge to the west of Rocky Ridge (which should enhance fire safety, since the most likely route for a fire to approach Rocky Ridge will be if one starts to the West and moves easterly up or along the ridge), and (ii) the State Parks System will need to use the Rocky Ridge road in order to undertake the project. While the State Park System will try to reasonably minimize disruptions, homeowners should expect some level of disruption.

7. **Announcement of Results of Election.** Immediately prior to adjournment of the meeting, President Dohrmann asked Ray O'Neal to report the results of the directorship election. Ray reported that 58 ballots were submitted, and Steve Dohrmann, Bob Schuchardt and Nick Farwell each were re-elected for new 2 year terms (running through the meeting of members on Saturday of Labor Day weekend in 2020).

President Dohrmann noted that the next annual meeting of the Association's members will be held at the Rocky Ridge beach clubhouse on Saturday, August 31, 2019 at 11:00 am. He then adjourned the meeting at 12:23 p.m.