

Meeting Minutes
Annual Meeting of the Members of the Rocky Ridge Properties Owners Association
Meeting Date: August 31, 2019
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 August 31, 2019 annual meeting of members as follows: (i) Yates posted the notice and agenda for the meeting on the message board at the Rocky Ridge Road entrance gate; and (ii) 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). All of these steps were taken more than 30 days before the meeting of the members.

Quorum: President Steve Dohrmann called the meeting to order at 11:08 am. Yates confirmed that 61 members were in attendance in person or by proxy, thereby constituting a quorum for the meeting.

1. **Introduction of Members.** Steve next asked the members in attendance to introduce themselves briefly to the other Members. Everyone in attendance introduced themselves, and many provided accolades for the maintenance of the project by Yates and his team.
2. **Approval of Minutes of September 1, 2018 Meeting.** The minutes of September 1, 2018 meeting, in the form posted upon the Association's website prior to the August 31, 2019 meeting, were approved unanimously by acclamation (after motion by President Dohrmann and second by Nick Farwell).
3. **Election of Directors to the Board of the Association.** Steve provided homeowners in attendance with a final opportunity to submit ballots for the election of directors. He then closed the time period for submission of ballots and instructed Ray O'Neal, the inspector for the election, to commence counting the ballots so the count could be completed by the end of the meeting.
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 in good shape, and President Dohrmann noted in particular the following:
 - The Association amended and restated the rules and policies applicable to the Association in the Spring of 2019. The changes, among other things, brought the rules and policies into consistency with the Amended and Restated CC&R's and Bylaws adopted by the Association in 2018. Steve thanked Curt Sproul for spearheading the effort to update the rules and policies.
 - Steve also noted that the board has put together a summary of the rules and policies which are most applicable to day to day operations and use of common areas. The board thought these might be particularly helpful for guests and renters. The summary fits on the front and back of a single piece of paper. The summary will be laminated and placed in each unit. The summary also will be available on the website. Steve reminded homeowners that they are responsible for violations of the rules by their guests and renters.
 - Steve noted that the board had focused in particular on two operating/use issues in its meeting earlier in the morning:
 - The board adopted a resolution calling for changes in the use of the kayak/paddle board racks at the beach. Beginning with 2020, owners using such racks will be charged an annual fee of \$50 to compensate the Association for costs associated with the use of the racks. Further, each Unit owner will be limited to no more than 2 racks; if the demand for racks exceeds the available

spaces, then the board will apply an allocation system akin to the allocation system used for the buoys.

- The board discussed the fact that owners, guests and renters appear to be disregarding the rule that dogs must be on leash at all times in common areas (including at the beach, even in the early morning and late afternoon). Steve and Frank Pagliaro noted that the leash rule is borne both from courtesy concerns and safety concerns. They also reported that the board will consider banning dogs from common areas (in particular, the beach) if the leash rule continues to be disregarded.
- Steve noted that the board believes that Yates continues to do a very good job in managing and maintaining the properties of the Association. In particular, Steve applauded Yates for devising a successful strategy for deterring geese at the beach.
- Steve noted that TRPA's actions with respect to the buoys (and associated fees) continue to be a work in progress. Steve anticipates that TRPA will impose greater fees for the buoys very soon. Further, Yates noted that the TRPA has indicated that it will begin to enforce buoy permit rules in 2020. Although Bob was not at the meeting, Steve noted to the homeowners how appreciative they should be for all of Bob's attentive work in serving as the Association's liaison to the TRPA and the California State Lands Commission.

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. A homeowner asked that the board prepare a list of actions that have been taken to reduce fire risks. The board agreed to put together such a list and to circulate it with the annual insurance report to homeowners.
- 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 2020, she anticipates that there may need to be an increase from the current quarterly dues of \$2,570, particularly due to a likely increase in insurance premium costs. The board will study this issue as it reviews the 2020 budget. While the board will try to minimize the magnitude of any such increase, the board noted that the increase could be material (e.g., in the 7-12% range).
- The members unanimously agreed (following a motion by Laura Bertone and a second from Mark Cook) 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, clearing of brush to make "defensible space" around each RR building, chipping of brush and cut trees, and paving of unit entryways). Yates noted that 90% of the exterior maintenance work at RR is performed by his in-house team.
- Yates reminded homeowners that bears visit RR virtually every night. Lake Tahoe has the largest population of black bears in the United States. The bears forage for food, so improper disposal of garbage provides an inducement for the bears to come to RR. Yates once again encouraged homeowners to comply with the chain locking instructions pertinent to the dumpsters, so as to diminish their attractiveness to bears (and thereby reduce the frequency of the nightly bear visits).

- Yates noted that the State Park System's tree removal project will commence in the last week of September. 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. The project likely will take about 4 weeks to complete.

7. **Owner Improvements to Decks.** A homeowner asked whether the replacement of deck railings could be accelerated, or whether homeowners could undertake such improvements at their own expense and on an expedited timeline, in lieu of waiting for the Association. Yates noted that the decking work is complicated and must be carefully implemented in order to meet safety and aesthetic objectives. Without making any assurances as to changes in the current improvement process, the board indicated that it would look at the issue over the course of the next year.
8. **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 directors Laura Bertone, Frank Pagliaro, Curtis Sproul and Bruce Shepherd were re-elected for 2-year terms (running through the meeting of members on Saturday of Labor Day weekend in 2021).

Steve Dohrmann noted that the next annual meeting of the Association's members will be held at the Rocky Ridge beach clubhouse on Saturday, September 5, 2020 at 11:00 am. Steve also announced that the board had tentatively set October 29, 2019 as the date for the next meeting of the board of directors. At that meeting the board will establish the schedule for further board meetings during the 2019-2020 year.

President Dohrmann then adjourned the meeting at 12:37 p.m.