

Annual Meeting of the Members (Townhouse Owners) of the
Rocky Ridge Properties Owners' Association
Scheduled Meeting Date: August 31, 2024 at 11:00 am
Meeting Location: Rocky Ridge Clubhouse
Meeting Minutes

Advance Notice of Meeting.

Cirra Mason (the Association's bookkeeper) provided notice to homeowners of the Board meeting in accordance with the requirements of the Association's Bylaws. The means of notice included (i) emails of the notice and agenda to members that have indicated that they accept emails as a form of notice; (ii) mailing of the notice and agenda to members who have not indicated that they accept email notices; (iii) posting of the notice and agenda on the website; and (iv) posting of the notice and agenda on the bulletin board at the Rocky Ridge entrance gate.

William "Yates" Bauder and Justin "Buster" Fenley participated in the meeting in their role as the Property Manager. Members owning fifty-sixty of the townhouse units within Rocky Ridge also attended the meeting, thereby providing a quorum for most purposes.

President Steve Dohrmann called the meeting to order at 11:02 am.

A. Approval of minutes. Frank moved that the Board adopt the draft minutes previously circulated to Board members and home owners with respect to the September 2023 annual meeting of members. Laura provided a second and the Board voted unanimously to approve the minutes.

B. Property Manager Report. Buster provided the property manager's report, with some additional commentary by Yates.

- Buster reported that the annual maintenance work is proceeding without problems.
- Yates cautioned homeowners to keep their bear mats in the "power on" status for as much of the day as possible, and Buster re-iterated that if a homeowner does not have a bear mat, or does not have his or her bear mat turned on at the time of a bear break-in, then per the Association's CC&R's, the homeowner will be solely responsible for the costs of repairing any damages to the door of the unit [NOTE: Homeowners always are solely responsible for damages occurring on account of a bear break-in through a window of a unit].
- Buster noted that the maintenance crew also has been focused on creating defensible space around the residential buildings, and that the Association's insurance carrier commented positively on the defensible space work.
- Buster reported that the efforts to deter beach "gate crashers" has been generally successful – Buster believes there were fewer gate crashers over the course of the summer. Yates added that this requires vigilance by homeowners. Most importantly, homeowners should not broadcast their gate codes.
- Buster noted that with the eliminated dog traffic at the beach (given the rules described below), there has been materially less time spent on "poop clean up."

C. Update as to return of insurance premiums. Bruce provided a brief update as to the Associations efforts to obtain a return of the premiums paid on account of the insurance policies which the Association cancelled for the time period from May 15 of 2023 to May 15 of 2024. Bruce noted that the HOA had to "borrow" from its reserves in order to pay the premiums for the replacement insurance policies. Laura noted that, as a consequence, when some premiums were returned by the carriers, the returned funds were applied to

“repay” the borrowings from the reserves. This means that it is unlikely that there will be a refund to the homeowners of amounts previously paid as HOA assessments. Bruce also noted that the Association had just received correspondence from the original insurer disputing the Association’s calculations of the amounts to be returned to the Association. The Association has retained counsel to assist in pursuing the returns of any overpaid insurance premiums. The Board assured the homeowners that when the dust settles on the issue, the Board will provide some sort of accounting as to the calculation and application of any returned insurance premiums.

D. Appointment/Election of new Board Members. Steve noted that board member Curt Sproul sold his unit, and that the Board has appointed Gail Gabiati to serve out the balance (one year) of Curt’s term. Steve also announced that per the Association’s annual election process, Steve Dohrmann, Matt Howarth and Jim Naylor were elected by the Board by acclamation to two-year seats (Jim fills the seat formerly occupied by Robert Schuchardt).

E. Discussion of rules pertaining to dogs within Rocky Ridge Common Areas. Following up on numerous discussions of the issue at Board meetings over the last year, the Board welcomed comments from homeowners as to the rules that should apply to dogs using the Common Areas within Rocky Ridge.

Several homeowners spoke on the issue. Very few homeowners objected to the rule that dogs should be on leash at all times when within the Common Areas in the “up the hill” portion of the Rocky Ridge grounds. Homeowners were reminded that this requirement includes travel to and from a homeowner’s or guest’s car and his or her townhouse unit.

The focus of the homeowner comments pertained to the issue as to whether dogs should be permitted at any time at the beach. The Association’s current rules preclude, at all times, homeowners from bringing their dogs to the beach. There are two exceptions to this rule:

- (1) service dogs may be brought to the beach so long as they are kept on leash and controlled in an appropriate manner; and
- (2) homeowners may traverse the beach with their dogs for the purpose of bringing their dogs to a boat or other water vessel and then back to their car, so long as the dogs are kept on leash as they cross the beach.

Several homeowners argued that the dog rules should allow flexibility for dog visits to the beach when the beach is not being used to a material extent by other homeowners or guests. For example, some homeowners suggested that the rules should be revised to provide for substantive limitations something like the following (to be clear, the following is an amalgamation of use limitations suggested by some homeowners at the meeting – the following has not been adopted by the Board and the existing prohibition on dogs at the beach shall continue to apply until a revised rule has been adopted):

- (i) Prior to June 20 and after September 10, homeowners and guests may bring dogs to the beach throughout the day (so long as the beach facility remains open for use). From June 20 to June 30 and from July 6 to September 10, homeowners and guests may bring dogs to the beach, but only prior to 8:30 am. No dogs are permitted at the beach during the period from July 1 through July 5.
- (ii) There are two exceptions to these limitations: (a) for service dogs and (b) for dogs traversing the beach for the purpose of reaching a boat or other water vessel and returning to a car, provided in each case that the dogs are kept on leash as they cross the beach.
- (iii) Notwithstanding the foregoing, no dog shall be permitted on the beach at any time if its behavior is interfering with reasonable use of the beach by other homeowners and guests. To be clear, people have priority over dogs, and homeowners and guests must take care to control their dogs during the permitted use times.

- (iv) Homeowners and guests shall be responsible for promptly and thoroughly cleaning up all dog waste left by their dog.
- (v) Failure to comply with these rules may result in disciplinary action, including loss of the privilege to bring a dog to the beach.

Some homeowners asked that the Board consider surveying the homeowners to try to better understand the strength and diversity of views on the issue. The Board indicated it would discuss the issue at the Board's next meeting, with a goal of reaching conclusions prior to next summer.

F. Excess Funds. Laura explained that the applicable tax and governance laws require that all funds collected for a particular year must be used for expenses for that year unless the membership approves of rolling forward any excess funds so as to be applied against the following year's expenses. This provision is a routine approval provided by the membership each year. Frank moved that we approve the application of excess funds from 2024 against 2025 expenses, and Matt provided a second. A vote of the homeowners followed, and the motion was approved by an overwhelming majority of the members in attendance.

G. Committees. Several homeowners requested that homeowners have an opportunity to serve on Association committees. The Board noted that its Board meetings are open to the membership, and that agendas are circulated by the Board in advance of meetings to provide homeowners with notice of topics or action items to be addressed. As per California legal requirements, minutes of the Board's meetings are available to all members and can be found on the Association's website. The Board encourages interested homeowners to keep an eye out for these materials and to try to attend the pertinent meetings where items of interest to the homeowner are to be discussed. The Board is open to participation by non-board members on topics of interest to the non-board members, even if the non-board member is not on a committee looking into a particular issue.

H. Adjournment. The meeting adjourned at approximately 12:47.