

ROCKY RIDGE PROPERTY OWNERS  
BOARD OF DIRECTORS MEETING

5 September 1998

CALL TO ORDER AND APPROVAL OF MINUTES

The meeting was called to order by President Ed Lial at 9:05 a.m. at the Rocky Ridge Club House. Board members present included: Ted Jones, Bob Norris, Steve Schlumberger, Mel Gianola, and Rich Kramer. Also present were: John Bertone, Bill Bauder, Ray O'Neal, Marie Phipps, Helen Hennig, Bill Trevor, and Bob Schuchardt. The Minutes of the previous meeting, 23 May 1998, were approved.

TREASURER'S REPORT

John Bertone gave a brief report on the financial condition of the Association. The preparation of next year's Budget and Reserve Account are in progress and will be ready for the October meeting. The Board approved opening a new bank account at the U.S. Bank.

PROJECT MANAGER'S REPORT

Bill Bauder advised the following projects have been completed: 1) ridge vent for units #86-87, 2) heater replaced at lower pool and both pools' pumps replaced, 3) improved lighting at the Beach House, 4) walkway paving to units #1-4 and 5-8, and 5) davit replaced on pier.

Projects to complete this year include: 1) deck replacement at units #57-60 and 33-36, 2) dry rot repair at unit #18, 3) repair cracks in road sealing, and 4) carry on siding replacement if funds allow.

UNFINISHED BUSINESS

Bill Bauder reports the company Qmark has an alternative to the old Intertherm electric heaters. One of our rental units is vacant. Bill Trevor's landscaping project was discussed and referred to the Property Committee who will make a study and report back to the Board.

NEW BUSINESS

Rich Kramer made a motion to revive the question: Should we have a left turn lane built into Rocky Ridge? The Board voted yes and handed the matter over to the Property Committee. The Board voted to recommend an exterior wall extension on unit #48 and for the placement of diagonal lines on the pavement in front of unit #9. Bill Trevor volunteered, with Board approval, to handle the question surrounding the number of owners in unit #50. Bill will also reply to the letter of Shannon Spector, concerning the "mouse traps." Bob Schuchardt will make recommendations for a new skiff. Bill Bauder will look into options for more security for the next 4<sup>th</sup> of July weekend. After adjournment of the Annual Meeting, the Board elected Mel Gianola as President. Also the dates and locations for Board Meetings through 1999 were agreed upon.

ADJOURNMENT

The meeting adjourned at 11:05 a.m. The next scheduled meeting will be held Tuesday, 27 October 1998 at Rocky Ridge, unit #83, 10:00 a.m.

Respectfully,

Bob Norris  
Secretary