

Minutes of 27 October 1998
ROCKY RIDGE PROPERTY OWNERS
BOARD OF DIRECTORS MEETING

13 April 1999

CALL TO ORDER AND APPROVAL OF MINUTES The meeting was called to order by President Mel Gianola at 10:10 a.m. at unit #83 Rocky Ridge. Board members present included: Ted Jones, Bob Norris and Rich Kramer. Also present were: John Bertone, Bill Bauder, Ray O'Neal, Bill Trevor, Mike Fitzpatrick, John Cooper and Kathy Cooper. The Minutes of the previous meeting, Sept. 1998 were approved.

TREASURER'S REPORT The September Financial Report was reviewed. The following items were presented to the Board for discussion and determination: 1) The Association's 1999 Budget. 2) The Association's 1998 Replacement Reserve Summary. 3) The Association's Delinquency Policy. All three items were approved.

PROJECT MANAGER'S REPORT Bill Bauder reported that winterizing of the ridge is in progress. The following projects have been completed: A] Deck replacement at units 57-60 and 33-36. B] Dry rot repair of unit 18. C] Road cracks have been filled. D] Decks were oiled. E] Diseased trees were removed. Ongoing projects include replacement of leaky skylights.

UNFINISHED BUSINESS After Bill Bauder presented a report about acquiring increased security for Rocky Ridge during the summer months, the Board agreed the idea needed more study.

NEW BUSINESS The Board voted to approve a "Simple IRA" plan to be offered to the employees of Rocky Ridge. A new personnel manual was offered to the Board by John Bertone. After a lengthy discussion, the manual, which includes codified rules of employment, was put aside for more study. The Board voted to approve a new double-walled diesel fuel tank to replace the old single walled tank. The Board agreed to change the location of the 13 April and 26 October 1999 meetings from Rocky Ridge to the Bay Area. Owners can find out the time and location of these meetings by calling our Association Office: (530) 583-1736.

UNIT 50 The matter of Unit 50, which had 6 and possibly 7 owners (when a maximum of only 4 are allowed by the CC&Rs), came before the Board. John

and Kathy Cooper, representing the owners of Unit 50 appeared, acknowledged that there was a problem and requested a 3 month moratorium to allow the owners to attempt to solve it. The Coopers were excused and after discussion IT WAS RESOLVED:

- (1) That a violation of Section 7.1 of the Covenants, Conditions and Restrictions has been committed by the owners of Unit 50;
- (2) The project manager is directed to prepare and send a statement to the owners of Unit 50, including all costs and expenses incurred by the Association necessitated by the violation and demanding immediate payment therefor;
- (3) One of the owners, Mikael Siewart has stated in a letter dated October 7, 1998 that Section 7.1 is unenforceable. Therefore counsel is directed to file for arbitration to seek enforcement of Section 7.1 as soon as allowed by law.
- (4) Counsel is further directed to advise the owners that the Board requests that by December 1, 1998, they submit a plan signed by all owners as to how they will come into compliance and further how and when they will implement that plan. If the plan is acceptable and accepted by the Board the alternative dispute resolution and lawsuits can be terminated.

ADJOURNMENT The meeting adjourned at 12:15 p.m. The next scheduled meeting is Tuesday, 13 April 1999 in the Bay Area.

QUORUM It has been determined that prior to October 27, 1998 Bill Norris had signed over his ownership of Rocky Ridge Unit 83 to his wife and daughter, and therefore could not serve as a Director on October 27. Therefore on October 27 there were a total of 6 Directors, and of that total only 3-Mel Gianola, Ted Jones and Rich Kramer (by telephone)-attended the Board Meeting held at Unit #83 Rocky Ridge on October 27, 1998. Article VI, Section 6.3 of the Amended and Restated Rocky Ridge Properties Owners By Laws dated 4/1/93 states that a majority of the Directors then in office is necessary to constitute a quorum. Therefore the Board Meeting of October 27, 1998 did not have a quorum present.

Ted Jones
Secretary