

Minutes of September 2, 2000  
ROCKY RIDGE PROPERTIES OWNERS  
BOARD OF DIRECTORS MEETING

September 2, 2000

CALL TO ORDER AND APPROVAL OF MINUTES

- President Mel Gianola called the meeting to order at 9:00 AM in the Rocky Ridge Beach House. Other Board members present were: John Bertone, Gene Campbell, Ted Jones, Ed Lial and Steve Schlumberger and Bill Trevor. John Gudebski, Marsh Shamberger, Marilyn Cabak, Mike Cabak, Bill Bauder, Marie Phipps and Ray O'Neal also attended the meeting.
- The Minutes of the Board Meeting on 05-27-2000 were approved.

TREASURER'S REPORT

- John Bertone presented the treasurer's report.

EXPENDITURES FROM THE RESERVE FUND APPROVED BY THE BOARD

- No expenditures were approved.

APPROVALS

- Unit 38: Approved new window installation because it of the same type previously approved for other units.

DISAPPROVALS

- Gibneys' request for exclusive beach use on 05-26-01 was disapproved because it is contrary to Beach Policy.
- Unit 48: Disapproved request to remove one or two trees on the point to improve the view, because it is contrary to Board policy.
- Dumpsters: Disapproved replacing dumpsters with individual bear proof garbage units outside each unit.

## PROJECT MANAGER BILL BAUDER'S REPORT

### COMPLETED AND ONGOING PROJECTS

- Landscaping: Sprinklers and grass are in. Plants are to arrive in the spring from a nursery contracted to grow them.
- Building repairs.

### TO-DO PROJECTS

- Extra painting: Preventative maintenance for wood trim.
- Oil decks.
- Aerate lawns.
- Winterize RR.
- Deck inspections.
- Tree removal.
- Building repairs.
- Vehicle and Equipment Maintenance.

### LEGAL INSURANCE COMMITTEE REPORT

- The Board is aware of no ongoing Rocky Ridge Properties litigation.

### OLD BUSINESS

- There was no old business.

### NEW BUSINESS

- Ira Marks, a renter of Unit 46, claims his enjoyment of that unit was impaired because of ongoing deck work. He asks compensation from the Association. The Board's policy is that maintenance has priority over renter's tenancy. The Board denies Mr. Marks request.
- Unit 10: Marilyn and Mike Cabak requested that the Board approve their application to add a bathroom to their unit that would cover some of their lower deck space. The Property Committee will make a recommendation to the Board on October 23.
- Unit 21: Juli Ball plans to install new linoleum in her kitchen. She requested that if the linoleum installation is

unsatisfactory, as previous installations have been, and if it is due to a structural problem in her unit, that the Association pay to fix it. Bill Bauder thinks there is no structural damage to the unit. He will re-inspect the sub-flooring when the old linoleum is removed.

- Mrs. Olive has requested installation of playground equipment near the tennis courts. The Property Committee will make a recommendation at the Oct. 23, 2000 Board Meeting.
- Tree Trimming. Bill Bauder asks that the landscape committee pre-approve tree trimming, which is done to improve the health of the trees, but also sometimes improves owners' views, because having a good view is an emotional issue with some owners.
- Pier Rules. Legal committee to draft a pier policy to clarify where boat owners can tie their boats to the pier and for what period of time.
- Beach Use Policy. Review policy at Oct 23 meeting.
- Authorized Bill Bauder to call the pound to pick up dogs at the Ridge that are not on leash, as specified in Article VII, Paragraph 7.7 of the CC& R's
- On July 4<sup>th</sup> underage kids were observed drinking and misbehaving. It is noted that this is a problem for the police.
- Inspectors found faulty flexible flues in Units 5 & 6. These faulty flues are a potential fire hazard and may also release carbon monoxide. Marie will write a letter to the Board containing more detailed information. The Property Committee will make a recommendation to the Board at the October 23 Board Meeting.
- Upgrade Beach Area: Yates will make recommendations at the Oct 23 Board Meeting.

MEETING SCHEDULE BELOW WAS REAFFIRMED

<b>Date-Day-Time</b>	<b>Meeting</b>	<b>Location</b>
5/27/2000-Sat- 9 AM	RR Board Meeting	Rocky Ridge Beach House
9/02/2000-Sat- 9 AM	RR Board Meeting	Rocky Ridge Beach House
9/02-2000 Sat.- 11 AM	RR Annual Meeting	Rocky Ridge Beach House
10/23/2000-Mon-1 PM	RR Board Meeting	Room 420, 851 Burlway, Burlingame
04/16/2001-Mon- 1 PM	RR Board Meeting	Room 420, 851 Burlway, Burlingame

<b>05/26/2001 Sat- 9 AM</b>	<b>RR Board Meeting</b>	<b>Rocky Ridge Beach House</b>
<b>09/01/2001 Sat.- 9 AM</b>	<b>RR Board Meeting</b>	<b>Rocky Ridge Beach House</b>
<b>09/01/2001 Sat.- 11 AM</b>	<b>RR Annual Meeting</b>	<b>Rocky Ridge Beach House</b>
<b>10/22/2001 Mon- 1 PM</b>	<b>RR Board Meeting</b>	<b>TBD</b>

### COMMITTEE ASSIGNMENTS

- Update officer and committee assignments, because new directors have been elected. (See table of existing assignments at the end of these minutes.)

### ADJOURNMENT

- The Board meeting was adjourned at 11:45 AM.

### EXECUTIVE SESSION

- Personnel matters were discussed during the Executive Session.

### NEXT BOARD MEETING

- The next Board Meeting will be held at 1 PM, Monday October 23, 2000 at Mel Gianola's Office: Room 420, 851 Burlway, Burlingame.

- Ted Jones  
Secretary

## Update this table

<b>DIRECTORS</b>	
Names	Terms
Mel Gianola	(1999-2001)
Ted Jones	(1999-2001)
Ed Lial	(1999-2001)
Steve Schlumberger	(1999-2001)
Gene Campbell	(2000-2002)
Marsh Shambarger	(2000-2002)
Bill Trevor	(2000-2002)
<b>OFFICERS</b>	
President	Mel Gianola
Project Manager-Vice President	Bill Bauder 'Yates'
Vice President	Steve Schlumberger
Secretary	Ted Jones
Treasurer	John Bertone
Assistant Treasurer	Gene Campbell
Assistant Project Manager	Gary Turpin
<b>ADVISORS</b>	
Executive Committee:	John Bertone Bill Trevor Mel Gianola Ed Lial
Finance Committee:	John Bertone Gene Campbell Mel Gianola
Property Committee:	Bill Bauder Ted Jones Ed Lial Steve Schlumberger
Legal-Insurance Committee:	Roger Gault Mel Gianola Bill Trevor
Landscape Committee:	Bill Bauder Gene Campbell Mel Gianola John Gudebski Bill Trevor
Recreation Committee:	Helen Hennig