

**MINUTES OF October 21, 2002
ROCKY RIDGE PROPERTIES OWNERS
BOARD OF DIRECTORS MEETING**

CALL TO ORDER AND APPROVAL OF MINUTES

- Board President Mel Gianola called the meeting to order at 1:07 PM in Room 422, 851 Burlway, Burlingame.
- Board members Ted Jones, Marsh Shambarger, and Bill Trevor also attended the meeting.
- Bill Bauder, John Bertone, Ray O'Neal and John Paul Hanna Esq., of Hanna and Van Atta, also were present.

DISCUSSION WITH JOHN HANNA ABOUT THE BY-LAWS AND CC&R'S

- The Board met with John Hanna to review the interpretation of, and consider possible changes to, the By-Laws and the CC&R's. Presented below is a summary of some of the items considered:
 - By-Laws Article III, Item 3.1: Changing the time of the Annual Meeting to be between 11:00 AM and 2:00 PM on the Saturday before Labor Day.
 - CC&R: In several places, changing references to the "Walsh Lot" to include an undeveloped lot at the bottom of Rocky Ridge Road. Bill Bauder is to determine the exact legal status of this lot.
 - CC&R, Article V, A-Maintenance: The definition of items to be maintained by RR Properties Owners Association.
 - CC&R, Article V, B, Insurance: The definition of specific items that are covered by the Association Hazard and Liability Insurance Policy.
 - CC&R, Article VII, Use Restrictions: Use restrictions applicable to the various units, including multiple-ownership and time sharing.
 - By-Laws Article VII: That Reserve Fund Monies can only be used for items specifically included in The Reserve Fund.

APPROVAL OF THE MINUTES

- Approved the minutes of the 8-31-2002 Board Meeting.

TREASURER'S REPORT

- John Bertone presented the treasurer's report, the December 31, 2002 Reserve Study and the 2003 Annual Budget. The individual Properties Owners quarterly assessment for 2003 is \$1769, which is a quarterly increase of \$294 (19.9%) from the \$1475 quarterly assessment for 2002. This increase is primarily caused by the increased costs of insurance, including workers' compensation insurance.

THE BOARD TOOK THE FOLLOWING ACTIONS:

- Approved the 2003 Budget.
- Approved the December 31, 2002 Reserve Study.
- Appointed a committee consisting of Mel Gianola, Ted Jones and Bill Trevor to consider the advisability of amending and updating the CC&R's.
- Approved the inclusion, with the November mailing, of Bill Bauder's "Winterizing Recommendations for Owners".

PROJECT MANAGER BILL BAUDER'S REPORT

COMPLETED PROJECTS

- Deck oiling.
- Bush and tree trimming.
- Painting.
- Upper pool maintenance.
- Vehicle and equipment maintenance.

ONGOING PROJECTS

- Building repairs.
- Winter preparations.
- Installation of rafter caps.

LEGAL INSURANCE COMMITTEE REPORT

- Travelers Insurance will not renew our existing broad coverage insurance. Joe Kimmey, our insurance agent, is searching for a replacement broad coverage insurance policy. Mel Gianola is getting pricing for a number of individual policies to cover the same items as a broad coverage policy.

OLD BUSINESS

- Bill Trevor will write a letter to the owner of unit 38 explaining that the two architecturally non conforming windows that were installed must be replaced with architecturally conforming windows.
- Bill Bauder has removed our temporary buoys and is applying to get re-approval of our legal buoys.
- Reinstated a water damage claim for unit #122.

NEXT BOARD MEETING

- The next Board Meeting will be held Monday April 14, 2003 at 1:00 PM in Room 422, 851 Burlway, Burlingame.

ADJOURNMENT

- The Board meeting was adjourned at 3:45 PM.

Ted Jones, Secretary

2002 & 2003 Board & Annual Meeting Schedule

Date-Day-Time	Meeting	Location
04/15/2002 Mon- 1 PM	RR Board	Room 422, 851 Burlway, Burlingame
05/25/2002 Sat- 9 AM	RR Board	RR Beach House
08/31/2002 Sat- 9 AM	RR Board	RR Beach House
08/31/2002 Sat- 11 AM	RR Annual	RR Beach House
10/21/2002 Mon- 1 PM	RR Board	Room 422, 851 Burlway, Burlingame
04/14/2003 Mon- 1 PM	RR Board	Room 422, 851 Burlway, Burlingame
05/24/2003 Sat- 9 AM	RR Board	RR Beach House
08/30/2003 Sat- 9 AM	RR Board	RR Beach House
08/30/2003 Sat- 11 AM	RR Annual	RR Beach House
10/20/2003 Mon- 1 PM	RR Board	Room 422, 851 Burlway, Burlingame

DIRECTORS

Names	Terms
Mel Gianola	(2001-2003)
Ted Jones	(2001-2003)
Ed Lial	(2001-2003)
Steve Schlumberger	(2001-2003)
Gene Campbell	(2002-2004)
Marsh Shambarger	(2002-2004)
Bill Trevor	(2002-2004)

OFFICERS

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

ADVISORS

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
Marsh Shambarger

Legal-Insurance Committee: Roger Gault
Mel Gianola
Bill Trevor

Landscape Committee: Bill Bauder
Gene Campbell
Marsh Shambarger
John Gudebski
Bill Trevor

Recreation Committee: Helen Hennig