

MINUTES OF 4-11-2005
ROCKY RIDGE PROPERTIES OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

CALL TO ORDER

- Board President Marshall Shambarger called the meeting to order at 1:00 PM in Suite 450, 400 South El Camino Real, San Mateo. Board members Ron Benveniste, John Bertone, Ted Jones, Julie Rollofson and Bill Trevor also attended the meeting.
- Bill Bauder, Ray O'Neal, Matt Campbell and Mike Hughes were also present.

APPROVAL OF THE MINUTES

- Approved the minutes of the 10-18-2004 Board Meeting.

REVIEW OF NEW BY LAWS AND CC&R'S

- The Board conducted a lengthy review of the new By Laws and CC&R's with Mike Hughes, the lawyer who drafted them.
- Michael J. Hughes is with Hughes and Gill, Attorneys at Law, 1600 S. Main Street, Suite 305 Walnut Creek, CA 94596. (925) 926-1200, FAX (925) 926-1202, mhughes@hughes-gill.com.

TREASURER'S REPORT

- John Bertone gave the treasurer's report.

THE BOARD TOOK THE FOLLOWING ACTIONS:

- Directed Mike Hughes to make the Board requested changes to the new By Laws and CC& R's and to return revised copies to the Board in early May 2005
- Approved Financial Statements and Accountants' Review Report for 2004.
- Approved \$23,000 to replace the decks on units 37-40 and 41-44.
- Approved \$17,000 to repair various RRPOA buildings.
- Approved \$6,275 to seal roads and parking areas.
- Approved \$71,460 to replace the roofs on units 17-20, 70-71 and 78-79.
- Approved \$5,972 to continue application of an overlay to the walkways.
- Directed Bill Bauder to install a fixed brush golf shoe cleaner on the RR pier so that boaters can clean the sand from their shoes before entering their boats.

- Directed Bill Bauder to submit an application to the TRPA for a total of 102 buoys adjacent to the RR pier.
- Appointed a Nominating Committee to nominate candidates to fill 4 Board positions for the years 2005-2007. The Committee members: Julie Rollofson, Marshall Shambarger and Bill Trevor were directed to report their nominations to the Board at the next Board Meeting on May 28, 2005.

PROJECT MANAGER BILL BAUDER'S REPORT OF ONGOING, COMPLETED, AND FUTURE PROJECTS

- Continue removal of snow accumulation that is 144% of normal and rising.
- Continue installation of rafter caps on beam ends.
- Continue installation of new exterior lighting.
- Replace skylights in units 13-16, 29-32, 65-68.
- Continue buoy boat refurbishment.
- Install buoys.
- Continue exterior painting.
- Turn on sprinklers.
- Open beach and tennis courts.
- Continue chimney inspection and cleaning.

LEGAL-INSURANCE COMMITTEE REPORT

- The RR insurance policy for the years 2005-2006 has been renewed and became effective on 3-31-2005. The premium for the new insurance policy is essentially the same as the premium for the 2004-2005 policy

NEXT BOARD MEETING

- The next Board Meeting will be held on Saturday 5-28-2005 at 9:00 AM in the Rocky Ridge Beach House.

EXECUTIVE SESSION

- The Board met in Executive Session to discuss personnel matters.

ADJOURNMENT

- The Board Meeting adjourned at 4:30 PM

Ted Jones, Secretary

2005 Board & Annual Meeting Schedule

Date-Day-Time	Meeting	Location
04/11/2005 Mon- 1 PM	RR Board	Suite 450, 400 South El Camino Real, San Mateo
05/28/2005 Sat- 9 AM	RR Board	RR Beach House
09/03/2005 Sat- 9 AM	RR Board	RR Beach House
09/03/2005 Sat- 11 AM	RR Annual	RR Beach House
10/24/2005 Mon- 1 PM	RR Board	Suite 450, 400 South El Camino Real, San Mateo

2006 Board & Annual Meeting Schedule-(To Be Approved)

Date-Day-Time	Meeting	Location
04/10/2006 Mon-1 PM	RR Board	Bay Area location to be determined
05/27/2006 Sat- 9 AM	RR Board	RR Beach House
09/02/2006 Sat- 9 AM	RR Board	RR Beach House
09/02/2006 Sat- 11 AM	RR Annual	RR Beach House
10/23/2006 Mon- 1 PM	RR Board	Bay Area location to be determined

DIRECTORS

Names	Terms
Marshall Shambarger	(2004-2006)
Bill Trevor	(2004-2006)
Julie Rollofson	(2004-2006)
John Bertone	(2003-2005)
Ted Jones	(2003-2005)
Vacant	(2003-2005)
Ron Benveniste	(2003-2005)

OFFICERS

President	Marshall Shambarger
Project Manager-Vice President	Bill Bauder 'Yates'
Vice President	Bill Trevor
Secretary	Ted Jones
Treasurer	John Bertone
Assistant Treasurer	Gene Campbell
Assistant Project Manager	Gary Turpin

Committees

Executive Committee: John Bertone
Bill Trevor
Marshall Shambarger

Finance Committee: John Bertone
Gene Campbell
Marshall Shambarger

Property Committee: Bill Bauder
Julie Rollofson
Ted Jones
Ron Benveniste

Legal-Insurance Committee: Mel Gianola
Bill Trevor

Landscape Committee: Bill Bauder
Ron Benveniste
Julie Rollofson
Bill Trevor

Recreation Committee: