

MINUTES OF 5-28-2005
ROCKY RIDGE PROPERTIES OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

CALL TO ORDER

- Board President Marshall Shambarger called the meeting to order at 9:00 AM in the Rocky Ridge Beach House. Board members Ron Benveniste, John Bertone, Ted Jones and Julie Rollofson also attended the meeting.
- Bill Bauder and Ray O'Neal were also present.

APPROVAL OF THE MINUTES

- Approved the minutes of the 4-11-2005 Board Meeting.

REVIEW OF NEW BY LAWS AND CC&R'S

- The drafts of the revised By-Laws and CC&Rs arrived just before the start of the Board Meeting; too late for a thorough review by the Board. Therefore each Board Member will review the revised documents individually and communicate his or her comments to Marsh Shambarger, as soon as possible.

TREASURER'S REPORT

- John Bertone gave the treasurer's report.

THE BOARD TOOK THE FOLLOWING ACTIONS:

- The Board approved \$9,000 for sealing roads and parking areas. This represents an increase of \$2,725 above the previously approved amount.
- Instructed the Nominating Committee to submit a slate of Board candidates for the years 2005-2007, no later than mid-July.
- Instructed Ron Benveniste to submit a draft document to the Board describing measures to control dogs and their droppings at Rocky Ridge.
- Approved the attached Board Meeting Schedule for 2006.
- All the fireplaces and chimneys at Rocky Ridge have been inspected by: Alpine Stove and Chimney Service, PO Box 10185, Truckee, CA 96162, 530/582-4985, www.alpinesstoves.com. They have also prepared a bid for repairing each faulty fireplace and/or chimney. The Board Instructed Bill Bauder to send each owner the bid for repairing his fireplace or chimney. Each bid will be accompanied by a letter requesting each owner to have the necessary repairs done, either by Alpine Stove and Chimney Service or an alternate contractor. Each owner will be asked to notify the Association when their repairs are complete.

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

- The new decks have been installed on units 37-40 and 41-44.
- The beach has been opened.
- Buoys have been installed and inspected.
- Spring clean-up is in progress and the sprinklers have been turned on.
- The tennis courts and the upper pool are open.
- Building repairs will continue and painting is scheduled to start the week of May 31st.
- Roads and parking areas will be sealed and walkway repairs will be done in June.
- The installation of new exterior lights will be completed this summer.
- Re-roofing has been rescheduled for the fall.
- Two bear-proof garbage receptacles will be installed at the beach area.

LEGAL-INSURANCE COMMITTEE REPORT

- Discussed the legality of the proposed sale of two ¼ partnership interests in Unit 19.

NEXT BOARD MEETING

- The next Board Meeting will be held in the Rocky Ridge Beach House at 9:00 AM on Saturday September 3, 2005.

EXECUTIVE SESSION

- The Board met in Executive Session to discuss the new lease of the Rocky Ridge Office building to O'Neal Associates.

ADJOURNMENT

- The Board Meeting adjourned at 11:00 AM

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

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: