

**MINUTES OF SEPTEMBER 3, 2005
ROCKY RIDGE PROPERTIES OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
ROCKY RIDGE BEACH CLUB
Tahoe City, CA**

Attending: Marsh Shambarger, Ron Benveniste, John Bertone, Julie Rollofson, Bill Trevor. Absent Director(s): Ted Jones. Others in attendance were: Marie Phipps, Gene Campbell, Ray O'Neal, Bill Bauder

Board President Marshall Shambarger called the meeting to order at 9 a.m.
Board Members present.

PRIOR MINUTES: The Board approved the minutes of the May 28, 2005 meeting with no corrections.

PRESIDENT'S REPORT

President Shambarger asked that we all remember Ed Lial who was a previous Board Member who resigned from the Board of Directors, and passed away in January.

Thanks to Bill Bauder and Gary Turpin, the Association continues to be in excellent fiscal shape. The long winter season delayed many projects that had been planned.

Renewed lease for 5 years with one five year option with O'Neal Brokers for the Project Office building on N. Lake Blvd.

The dog clean up devices that were installed appear to be making a difference in the cleanliness of the property.

The revised CC & R's are close to being completed for presentation to the homeowners in the near future

The State of California has been talking about a proposed new campground site in the Burton Creek/Tahoe City area. One of the three preferred sites is located behind Rocky Ridge with an access road from Tamarack Lodge. At present, funding is an issue. The board agreed to send correspondence of our opposition and concerns for potential catastrophic fire danger with limited access, and the high volume of traffic that would be generated. No Trespassing signs have been posted. The Board will look into putting up a fence around the perimeter of the property to prevent any easements from being established.

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TREASURERS REPORT

Our controls and budget continue to be in excellent shape .

Dues could increase if our premiums are impacted by Hurricane Katrina as we were after 9/11.

Staffing could affect dues as we look to the future when Gary retires, and the need to plan to train a replacement.

State law requires the Board to present at the annual meeting a motion that excess revenue remaining from 2005 will be applied to future years.

PROJECT MANAGER'S REPORT

Snow came as early as October 17, 2004 and continued through June of this year which made it difficult to complete projects that were planned. Deck re-surfacing will start after Labor Day and will be done on Mondays, Tuesdays and Wednesdays so as not to interfere with homeowners using their units.

The Board Approved a new gate system with Home Link access and a new scrolling marquee which will replace the existing board that displays all how owners names.

OTHER BUSINESS:

Board agreed to:

1. Send letters to selected owners regarding chimney repairs.
2. Develop a Beach Reservation System.
3. Review owner's proposal to replace deck at Unit 64.

ADJOURNMENT: The meeting was adjourned at 10 am.

Submitted by: Julie Rollofson for Secretary Ted Jones,

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