

**Minutes of Rocky Ridge Properties Owners Association
Board of Directors Meeting
Oct 25, 2005
Offices of Ron Benveniste, San Mateo**

Attending:

Board: Bill Trevor, Marsh Shambarger, Julie Rollofson, John Bertone, Ron Benveniste, Phil Fisher

Other: Bob Schuchardt, Ray ONeal, Bill ("Yates") Bauder, Dan Bosshart (for BCSP portion)

1. Meeting called to Order at noon
2. Approval of Board Minutes for September 3, 2005 deferred to the next meeting.
3. Old Business --Burton Creek State Park (BCSP)
 - a. Easement issue-Prescriptive right: The Board considered the issues and the law regarding the possibility of members of the public or public entities (such as the State Parks Department) acquiring prescriptive easements (or other rights) to use portions of Rocky Ridge by means of trespass on, or other unauthorized use of, Rocky Ridge property, and concluded that the acquisition of such rights would be barred by California Civil Code Section 1009 absent our agreement to let public funds be spent on improving or maintaining Rocky Ridge property. The Board concluded that "Private Property - No Trespassing" signs should be posted at various locations around the perimeter of the Rocky Ridge grounds."
 - b. The Board agreed that a letter be sent to Hayden Sohm as an input to the Nov 18 State Parks Commission meeting in Tahoe City (Community Center) to cover no Notice to us and inadequate EIR elements. Phil Fisher will draft the letter for Board review; Phil, and Dan Bosshart will attend the Nov 18 meeting. Phil Fisher will try to meet with Sohm next week with a copy of the letter.
4. Old Business-status of CCRs: Damage coverage limits (RRPOA vs Homeowner) to be revisited at Feb 7 Board meeting:
 - a. Previous policy was the Association covers front doors and sheetrock, but windows, sliding glass doors and other interior damage are for homeowners. However, as a result of the recent bear damage and other issues, we may need more definition to be included in CCR's and therefore in our insurance policy
 - b. Need to consider encouragement (or requirement) to all homeowners to put in master water shut off valve in a convenient location in each unit, and advise they are responsible for water damage.
 - c. Property Manger to survey where the master shut off valves are located: in, around or under each unit, how convenient to operate, and get a cost estimate for relocating any that are not convenient to more convenient, inside locations. Property Manager to circulate to the Board prior to Feb 7 meeting.
5. Old business- Unit 64 patio: Board approved Homeowner proposal to convert a wooden deck to partial concrete, and owner is willing to pay for it. It will result in lower maintenance cost for the Association.
6. Treasurers report—
 - a. The board approved 2006 Operating Budget; and the reserve study to be dated Dec 31 2005,
 - b. Approved naming Phil Fisher as Secretary and to add his signature list for check approval (Reserve expenditures require approval from 2 of the 4 following people: Phil Fisher, Bill Bauder, John Bertone, Gene Campbell)
7. Project Manager report--

- a. The board approved \$4300 from reserve budget to cover cost of plywood for the roofs on units 17-20.
 - b. Painting complete for the year
 - c. Units 19, 28, 29 exterior repairs complete
 - d. Exterior light replacement still in progress,
 - e. Winterization almost done:
 - f. Brush removal is a continuing program
 - g. Dead tree removal continues (approx 10), no TRPA permit needed per chapter 71 of TRPA Code of Ordinances covering trees: Sec 71.3 General Standards covers the 6 inch limit at code specified height, and Sec 71.5B covers dead trees
 - h. Vehicle and Equipment being prepared for snow removal
 - i. Rafter cap coverings with sheet metal in progress.
 - j. The new entrance gate that works with new remote, or factory installed car button is installed;
 - k. New No Trespassing signs have been installed facing the BCSP
8. New Business--Bear Crises
- a. 8 units have been broken into in last few days, one with extensive damage, and the rest minor damage (mostly front door, sliding door and window damage).
 - b. Homeowners (and Associations) who were damaged can apply for Depredation Permit from State Fish and Game to abate the nuisance bear(s).
 - c. The Board agreed to work with the homeowner(s) who suffered damage and Fish and Game to pursue the best solution.
 - d. The Board will advise all the other homeowners of what's happened and how we are addressing the problem.. In same notice, the Board will also advise all homeowners to shut off the water to their units when they are unoccupied.
9. New Business--Beach and Pool regulations--The Board agreed to consider several issues at Feb 7 meeting including use, reservations, and penalties for non compliance
10. New Business- Per SB 61 which becomes effective July 1, 2006, voting procedures for condo associations at annual meetings have changed and we will implement at next election. Part of these requirements are: double pre-addressed envelopes, 3rd party election inspectors, civil penalties and other complications. Board agreed to stay abreast of developments and try to clarify if possible.
11. New Business— Stacey Connor-requested a Utility Easement for her property which adjoins Association property near the entrance gate. She will submit a plan for Board review.
12. Approved 2006 meeting schedule
- a. Feb 7 noon in San Mateo
 - b. April 10 1 pm in San Mateo
 - c. May 27 9 am at Rocky Ridge
 - d. Sept 2 9 am and 11 am at Rocky Ridge
13. Election of officers: The board approved Phil Fisher as Secretary and to add his signature to the list for signing Reserve Expenditure checks.
14. Filling Ted Jones Open position- The Board agreed to defer decision and work with a 6 member Board
15. Adjourned 3pm

Respectfully submitted
 Phil Fisher, Secretary