

**Rocky Ridge Properties Owners Association  
Board of Directors Meeting and Executive Session Minutes  
April 10, 2006  
Treasure Island, San Francisco  
(Minutes Approved May 27, 2006 meeting)**

**Board Meeting Minutes**

**Attending:**

Directors and Officers Phil Fisher, Bill Trevor, Ron Benveniste, John Bertone, Julie Rollofson, Gene Campbell, Bill "Yates" Bauder

Others attending: Bob Schuchardt, Ray O'neal, Ted Jones,

**Absent:** Marsh Shambarger

Called to order at 1 pm.

**Meeting minutes:**

The approval of the minutes from the three prior meetings was deferred to the next meeting.

**Treasurer's Report**

The Board approved the financial statements for 2005.

**Project Manager Report:**

Current and upcoming projects were reviewed. New TRPA regulations may affect drainage for remodeled units and may require Association reserve expenditures for improvements in the common areas adjacent to Units with drainage problems. Board approved various items for reserve budget expenditures totaling almost \$179,929. (See attached).

Water Shut off Valves: 35 Units have the water valves installed, 24 are scheduled to be done, leaving 40 with status unknown. The Project Manager will inspect these remaining Units and report to the Board.

State Park Defensible Space: The board has conditionally agreed with the state to proceed with the plan on their property adjacent to Rocky Ridge. The Board directed the Project Manager to grant the state access to Rocky Ridge conditional upon their agreement for not working June 15- September 15.

**Legal/Insurance**

The Board renewed the Association policy with AXIS/CIBA effective March 31, 2006 at rates and deductibles similar to last year. The Board directed the Project Manger to explore cost of Earthquake insurance. The annual Insurance letter to homeowners from the Board will cover the policy highlights, including the extent of coverage inside each Unit.

## **Old Business**

Dohrman claim- The claim was below our \$15,000 deductible.

Bear damaged doors- Total cost for doors due to break ins is about \$14,000, some of which was expended in 2005, all being charge to the operating budget. There will be some additional charges this year.

New state laws: Board discussed the changes in the laws, how to implement them, and how to communicate them to the Owners.

Board approved the CCRs, Bylaws, ballot, etc as proposed with changes to ballot to correct how to send in ballots electronically, and revise Owners address line to include their unit member. All documents to go to Owners by both US mail and e mail. Bill Trevor will draft a cover letter with highlights of changes to documents. The cover letter will direct Owners to send (email, fax or US mail) completed ballots to Project Manager..

The Board reviewed the proposed Rules in some detail and the Board Secretary will circulate a new draft. The Board agreed to defer the Rules approval by Board to the next meeting. Rules only require 30 day Notice to Owners and does not require a secret ballot, nor any other Owner approval.

## **New Business**

The Board agreed to communicate to the Owners the election process and any changes to the annual meeting content and conduct as part of the instructions to Owners in the annual Directors ballot.

Pier Repair: The Association needs to repair the pier but there are issues regarding various permits, need for consulting services, extent of repairs, and timing. Additional information will be presented at the next meeting.

Next meeting: Board was asked to consider changing the next meeting date from what is now set for May 27 at 9am at Rocky Ridge. The Board Secretary will circulate a request to all Board Members to submit alternate dates.

Adjourned 3:45 pm

## **Executive Session Meeting Minutes:**

Attending: Phil Fisher, Ron Benveniste, John Bertone, Julie Rollofson, Bill Trevor.

Absent: Marsh Shambarger

Called to order at 4:00pm.

Changes to personnel salaries were discussed and approved.

Adjourned at 4:15 pm  
Respectfully submitted,

Phillip Fisher

**2006 Reserve Fund Expenditures Approved  
at April 10, 2006 Board Meeting**

<b>Item</b>	<b>Description</b>	<b>Budgeted Amount \$</b>
<b>1</b>	Exterior Lights	<b>11,000</b>
<b>2</b>	Deck Rails	<b>5,000</b>
<b>3</b>	Spa Heater	<b>3,000</b>
<b>4</b>	Sealing	<b>8,859</b>
<b>5</b>	Deck Units 53-56 and 61-64	<b>14,500</b>
<b>6</b>	Building Exterior	<b>12,000</b>
<b>7</b>	Roofs and Skylights 49-52, 90-91, 98-99	<b>95,598</b>
<b>8</b>	Tennis Courts	<b>24,000</b>
<b>9</b>	Walkway Paving	<b><u>5,972</u></b>
	<b>Total budgeted items</b>	<b>179,929</b>