

**Rocky Ridge Properties Owners Association
Board of Directors Meeting
May 27, 2006
Rocky Ridge Beach Clubhouse
(Minutes Approved July 3, 2006 Meeting)**

Board meeting

Attending:

Directors: Marsh Shambarger, John Bertone, Phil Fisher, Julie Rollofson, Ted Jones

Officers: Bill Bauder

Others: Marie Phipps, Ray O'Neal

Called to order at 9 am

Prior minutes--Approved Board of Director Minutes of :

September 3, 2005

October 25, 2005

February 7, 2006

April 10, 2006

Treasurer's Report --2006 Operations are under budget through April.

Project Manager Report—

1. Generally all maintenance and reserve projects are on schedule. Of note:
 - a. Sealing cost was \$1,659 under budget
 - b. Roofing cost will be \$16,918 under budget
 - c. Scheduled post light replacement work not yet started
 - d. External trim paint will be latex and not oil based due to quality problems with the oil based.
2. Fireplace inspection and cleaning—The new contractor (“Best”) has inspected and cleaned all units, found only minor damage, and gave the Project Manager a detailed unit by unit report. A letter to each Owner listing repairs required were ready to be released by the Project Manager.

Old Business—

Defensible space agreement—The contractor hired by the state to create a defensible space buffer for Rocky Ridge has been clearing trees to the east of our property line, and per our request, will avoid working close to the Rocky Ridge property line during the peak summer months. The entire project may take 2 years.

Pier replacement: The Board agreed with Project Manager's recommendation to hire a new land use and planning consultant, Jan Brisco. Cost for replacement of wood joists and decking with Trex, new fender poles, and adding an adjustable

catwalk is \$130,560 from the contractor, Matty Daniels (lower of the 2 bids obtained). The Board agreed to pursue this work as soon as possible after the 2006 boating season, and directed the Project Manager to work with the contractor to develop a plan to do all work in 2 seasons. The Project Manager was asked to have the 2 season plan and any changes in the cost estimate ready for approval at next Board meeting.

Tennis courts: The court next to upper pool is damaged by a crack running across the court, and significant root intrusion from a Cottonwood tree just outside the fence line creating a long hump in one corner of the court. The court is unplayable for tennis. Estimated cost for complete removal of the tree and its roots; excavation of the asphalt surface, restoring this court to a tennis playing surface; to re-paint all the other courts and to change the posts between all courts to a single post with netting is estimated at \$56,030. The Board agreed to get cost estimates for other options for this court for the next Board meeting:

1. Remove tree and roots, restore the damaged court to a grass surface
2. Remove the tree and roots and install a paved sports court with a standard basketball hoop, free throw line, etc.
3. Install new poles and screens between the courts

The Board agreed to leave the nets off the damaged court this summer and to determine usage on the remaining 3 courts.

Water shut offs—The plumber the Association hired to do this has fallen a little behind, but completion of units who have committed to doing it themselves or the Association to do it for them is still expected prior to the first winter frost.

Best Management Practices (BMP's) for drainage per TRPA—The TRPA is expected to visit Rocky Ridge and determine if any additional drainage/impoundment for storm water is necessary.

Drainage around units 28 and 29- The Board agreed with the Project Manager's recommendation for a curb at the pavement around the dumpster between units 28 and 29, and a swale along the parking lot adjacent to the side of unit 28 which will lead to a crushed stone catch basin between the 2 units and then be carried away from the buildings.

Governing Documents Approval—The documents were approved by the membership at the election that closed May 15, 2006. Prior to the meeting, the ballots were counted and verified by the Project Manager, the Secretary and the President. The Board certified that the Documents were approved. Upon appropriate signatures, notarizing and recording, the documents will be bound and distributed to the membership.

New Director Election process—The Board approved the appointment of the Project Manager, Bill Bauder, as it's sole Inspector. The Board expressed that it wants to retain the options of members giving their proxy vote to another person or to the Board. The Secretary was directed to work with Bill Trevor, and the outside attorney, Mike Hughes, only as necessary, to handle this. It was noted that Mike Hughes has already prepared a draft set of the required Election Rules, and that Mike has agreed to all of the comments made on the draft by the Secretary, except for the proxy issue above.

Conner Easement—During the Board meeting, Stacey Conner attended this segment, the Board agreed to the easement per the drawings and Steve Tumi's locations, providing Stacey Conner agrees in writing to pay for all the costs of the easement including construction, permits, fees and studies; and to assure the Association in writing that she will be responsible for transferring the coverage (and the associated costs of the transfer) for the small easement granted to her across the Rocky Ridge rental building lot.

New Business

Insurance Coverage letter—The Board agreed that it had already satisfactorily communicated to the Owners the insurance changes and their responsibilities for coverage and that no other Board communication was necessary.

Owners's List-- The Board agreed that, upon request, a member will be given an Owner's list consisting of only unit number, name and mailing address. The upcoming notice to Owner's re the annual election will allow Owner's to opt out of providing even this basic information. The Association will continue to keep a detailed list of billing address, mailing address, phone numbers and email addresses that is not for distribution outside of the Directors, Officers, Project Manager and Accountant. It was pointed out that email distributions to Owners by the Association will be such that the Owners will not be able to see the other Owner's e mail addresses.

Architectural reviews (during the field trip)

1. Unit 27 deck window replacement—It was agreed to submit this to the full Board by E mail.
2. Unit 38 new outside storage closet-- It was agreed to submit this to the full Board by E mail.

Property Committee—The Board agreed that the committee members are Bill Bauder, Phil Fisher, Julie Rollofson and Ron Benveniste. The first 2 issues to address are street lighting (where, cost, etc); and satellite dishes (size, number per building, Association vs. Owner cost allocation, etc.)

Executive Session

Attending: Directors: Marsh Shambarger, John Bertone, Phil Fisher, Julie Rollofson, Ted Jones

Personnel issues were discussed.

Next Board Meeting—9 am Rocky Ridge Clubhouse, Saturday September 2, 2006

Adjournment-- The meeting was adjourned at 11:45 am.

Respectfully Submitted

A handwritten signature in black ink that reads "Phillip Fisher". The signature is written in a cursive style with a large, prominent initial "P".

Board Secretary