

**ROCKY RIDGE PROPERTIES OWNERS ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
9 AM JULY 3, 2006
UNIT 109 ROCKY RIDGE**

Attending:

Directors: Marsh Shambarger, Bill Trevor, Ron Benveniste, John Bertone, Ted Jones,
Julie Rollofson, Phil Fisher
Project Manager: Bill Bauder
Others: Gene Campbell

Called to Order at 9:05 am

Minutes of May 27, 2006 Board meeting were approved as amended with minor comments from Marsh.

Old Business

1. **Architectural Control Committee (ACC)**- In its capacity as the ACC, the Board approved the two applications before it:
 - a. Unit 27: Replace existing 2 vertical panes of clear glass on the upper deck with a single horizontal pane of same area.
 - b. Unit 38: Add a 5 foot by 5 foot outdoor closet in the front entrance similar to others already at Rocky Ridge

Board members were asked to contribute to the President the findings that were mentioned at the meeting that led to the approval, so that these findings may be part of the ACC record for reference for future applications.

2. **A Conner Property Easement across the Rental Building lot.** The Board conditionally approved the concept of Stacey Conner's proposal for a minor boundary line adjustment. This exchanges the small triangular area in the northwest corner of our Rental Building lot (to be used for the Conner driveway) for a similar sized area along our common lot line. This eliminates the need to do the more complicated and time consuming transfer of coverage rights. The Board's approval conditions are that the appropriate documents have been prepared, the Association receives copies of all applications, locations and size of the 2 areas to be exchanged have been defined, that Stacey covers all costs for the lot line adjustment, and that Stacey covers any future costs to respond to potential challenges of this proposal by governing agencies or individuals.

B. Conner Property Easement for utilities and the driveway connection on the Rocky Ridge lot. The Board re stated the requirement for a detailed agreement between the Association and Stacey Conner before she can proceed with the driveway connection and utility extensions on Rocky Ridge property. This agreement shall include:

Drawing showing the details of all of her utility line locations on our property

Drawing showing the details of her utilities crossing Rocky Ridge Road
Drawing showing the details of her driveway connection to Rocky Ridge Road and any changes to the drainage

The Association receives copies of all applications

Stacey Conner covers all costs: studies, management, construction, fees, permits, applications, etc. associated with this easement

Stacey Conner covers any future costs to respond to potential challenges of this easement by governing agencies or individuals.

3. **Burton Creek State Park (BCSP) Status** Phil Fisher will report to the Directors following a meeting he has scheduled with Hayden Sohm, the local State Park Superintendent, on July 5, 2006. Of interest, TRPA still has jurisdiction over both the State Park project and any proposals by CalTrans for traffic mitigation on Highway 28. We will also ask State Parks about leaving the slash and cut logs on the ground from the current BCSP logging operation.
4. **Election Process Rules** The Board approved the Rules required by the state that are effective as of July 1, 2006. It was pointed out that the recent e mail newsletter to Owners met the requirement for the 70 day notice for self nomination for Director election.
5. **Tennis Court Repair Options** The court adjacent to the upper pool has a severe crack on one side and severe heaving from a cottonwood tree root intrusion on the other side making the court unplayable. The Project Manager has a bid for \$19,000 to rip up the asphalt and remove the tree and offending tree roots. The Board agreed to proceed with this.

The Board also agreed to try to repair the middle court where a cottonwood tree root has also just started to heave the playing surface. The repair will consist trying to sawcut the root and asphalt and patching the surface.

The Board agreed to consider other options for the first court at the next meeting:
 - a. Replace with a new tennis court and also replace fencing and poles between the other courts. We have a bid for \$37,000 for this
 - b. Replace with a sport court: Half court basketball hoop, and all asphalt surface. The Project Manager will provide an estimate.
 - c. New health club building with exercise equipment. Ron Benveniste agreed to talk to local architects and health club managers to generate a cost estimate. It was noted this may require additional staff time to open and close every day, and also may require a special assessment to fund it.
6. **Water shut off valves**—The Project Manager is seeking a new plumber to do the required work. The current plumber has been unresponsive.
7. **Recording Governing Documents** We are examining why the county rejected recording our documents and will re submit.

New Business--Bear Break In Prevention-

The Board will be prepared to respond to Homeowners comments at the 2006 Annual Meeting with the following comments:

The best protection is not to attract bears: latch dumpsters, no food in cars, no food in refrigerators when unit is vacant

The state's logging operation adjacent to Rocky Ridge has removed typical bear habitat, which has forced bears farther into the woods.

Disposing of 2 offending bears may have eliminated the problem

Motion detectors that trigger lights or noise do not work: the bears soon learn they are harmless, and false alarms disturb the neighbors

At Owner's request, we will put up plywood panels over the front doors in the units where the bears have broken into.

Meeting adjourned 10:50 am

Respectfully submitted

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

Board Secretary