

Meeting Minutes

Special Meeting of the Board of Directors of the Rocky Ridge Properties' Owners Association

Meeting Date: **November 24, 2020**

Location: ZOOM Internet Meeting

Scheduled Meeting Time: 1:30 pm

Notice of Meeting: Bill (Yates) Bauder confirmed that he provided notice to the property owners of the board meeting in accordance with the requirements of the Association's Bylaws (e.g., by the means permitted by the Bylaws and with sufficient advance notice to comply with the Bylaws). The Zoom format for the meeting (without any location for in person participation by meeting attendees) previously was approved by the board as a means for implementing governmental restrictions imposed with respect to the COVID pandemic.

Attendance and Quorum: Yates patched into the ZOOM internet meeting from his office at the base of the Rocky Ridge hill. Board members Steve Dohrmann, Bob Schuchardt, Nick Farwell, Curt Sproul, Laura Bertone, Frank Pagliaro and Bruce Shepherd joined the ZOOM internet meeting from other remote internet connections. Accordingly, a quorum was present. Ray O'Neal also joined the Zoom meeting through a remote internet connection.

President Steve Dohrmann called the meeting to order at 1:35 pm.

1. **Approval of Minutes of 11-17-2020 Board Meeting.** Approval of the minutes for the 11-17-2020 board meeting was deferred until the December 8, 2020 board meeting.
2. **2021 Budget.** Laura presented a proposed budget for 2021 (a draft of which had been provided to board members prior to the meeting).
 - ***Assumptions.*** The primary assumptions included within the budget are: (i) compensation at the levels approved by the board in the November 17, 2020 closed session meeting; (ii) total insurance premiums are assumed to increase by 20% over 2020 levels; (iii) total rents (for Association properties leased to third parties) will increase by approximately 6% over 2020 levels; (iv) other line item expenses will increase by amounts deemed by Yates to be reasonably likely; and (v) leftover funds from the 2020 budget of approximately \$84,000 (which funds include proceeds from the sale of the old snow loader for \$42,500) will be rolled forward and applied to 2021 costs, as approved by the members in the annual member meeting over Labor Day Weekend.
 - ***HOA Dues.*** Based upon the above assumptions, Laura projected that the Association can cover all projected 2021 costs with quarterly HOA dues being maintained at the current level of \$2,895 per unit per quarter. However, members should understand that if the assumptions prove inaccurate, or if unexpected expenses surface, then the HOA dues are subject to increase.
 - ***Board Approval.*** Bruce moved that (i) the budget be adopted as presented (with a couple of non-substantive formatting changes suggested by Nick so as to enhance understanding and transparency), and (ii) that the HOA dues for 2021 be set at the outset of the year at \$2,895/quarter. Frank seconded the motion, and the motion passed 7-0.
3. **Delivery of Packages to Homeowners through drop-off at real estate Office.** Nick noted that, as a consequence of a variety of factors (including the high number of people living at Rocky Ridge during the COVID pandemic, and the general increase in consumer use of internet buying and delivery services), the real estate office at the bottom of the hill is being inundated with packages delivered for Rocky Ridge homeowners and guests. Many homeowners receive voluminous quantities of packages on a frequent basis, and many homeowners also permit their packages to sit at the office following arrival without timely pickup. Although the real estate office has assisted with

package deliveries for years as a courtesy to the homeowners, the practice may no longer be tenable given the volume of packages. The board determined to discuss the issue, and potential solutions, at the next board meeting. **In the meantime, homeowners are encouraged (i) to consider alternative means for receiving goods for use during their stays at Rocky Ridge, particularly as we approach the Christmas holidays, and (ii) to endeavor to monitor the delivery schedules for their incoming packages, and to pick up their packages promptly following arrival at the real estate office.**

4. **Suggestions by Board Members for future Agenda topics (subject to change).**

- December 8, 2020 Meeting: Discussion as to insurance proposals received from potential insurers.
- December 8, 2020 Meeting: Discussion as to proposed amendment to CC&R's.
- December 8, 2020 Meeting: Discussion as to policy pertaining to delivery of packages to homeowners via package drop-offs at the real estate office.
- January 11, 2021 Meeting: Explanatory meeting for discussion of amendment to CC&R's.
- February 9, 2021 Meeting: Update as to charges for use of, and procedures for allocation of, the beach's buoy and kayak rack spots for Summer 2021.
- February 9, 2021 Meeting: Adoption of election process for 2021 board election
- April 6, 2021 Meeting: Discussion of the potential extension of the term for lease of the real estate office at the bottom of the hill.

Adjournment. The meeting adjourned at 1:55 pm.

SCHEDULE FOR FUTURE BOARD MEETINGS (Subject to change):

- December 8, 2020 at 1:30 pm CA time (Location: Zoom internet meeting)
- January 11, 2021 at 1:30 pm CA time (Location: Zoom internet meeting)
- February 9, 2020 at 9:00 am CA time (Location: Zoom internet meeting)
- April 6, 2021 at 9:00 am CA time (Location: Zoom internet meeting)
- May 18, 2021 at 9:00 am CA time (Location: Zoom internet meeting)
- July 13, 2021 at 9:00 am CA time (Location: TBD)
- September 4, 2021 at 9:00 am CA time (Location: TBD)

SCHEDULE FOR FUTURE HOMEOWNER/MEMBER MEETINGS (subject to change):

- September 4, 2021 at 11:00 am (Location: TBD).