

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

Meeting Date: June 30, 2022 at 1:30 pm

Meeting Location: The Meeting was conducted through the ZOOM internet meeting platform

Meeting Minutes

Advance Notice of Meeting. Cirra Mason (the Association's bookkeeper) provided notice to homeowners of the Board meetings in accordance with the requirements of the Association's Bylaws. The means of notice included (i) emails of the notice and agenda; (ii) mailing of the notice and agenda to members that do not accept email notices; and (iii) posting of the notice and agenda on the website; and (iv) posting of the notice and agenda on the bulletin board at the Rocky Ridge entrance gate.

Attendance and Quorum: Yates patched into the meeting from the office at the base of the Rocky Ridge hill. Board members Steve Dohrmann, Laura Bertone, Bob Schuchardt, Frank Pagliaro and Bruce Shepherd joined from other remote internet connections at the outset of the meeting. A quorum thus was present throughout the meeting. Homeowner Matt Howarth also joined the meeting through the ZOOM platform.

President Dohrmann called the meeting to order at 1:33 pm; the meeting adjourned at 1:46 pm.

1. Approval of Alteration to Unit 49. Tamara McKinney (owner of unit 49) requested that the Board, sitting as the Architectural Control Committee, approve the installation of a new Kolbe sliding glass door on the upper floor deck for unit. Bruce moved that the Board approve the installation of the new sliding glass door in accordance with the terms of the approval attached to these minutes. Frank provided a second and the board voted unanimously to approve the minutes. Curt Sproul also linked into the call after the vote and indicated that he too approved of the installation.

2. Property Managers Report: Yates reported that

- a. there have been no bear break ins at Rocky Ridge over the last several weeks, thanks in part to the installation of the electrified bear mats (see below);
- b. the pier attendants for the summer have been hired. This years attendants will be the same as those that worked last summer.
- c. The water company has imposed mandatory restrictions upon water use. To comply with the restrictions, Yates has set up the watering for the balance of this summer to run only on Sundays, Tuesdays and Thursdays.

SCHEDULE FOR FUTURE BOARD MEETINGS: (All meetings are scheduled to start at 1:30 pm, unless otherwise noted. Dates, times, locations and agenda items are subject to change):

NOTE: The board meeting previously scheduled for mid-July has been cancelled.

The Board continues to have a board meeting scheduled for 9-3-22 at 9:00 am.
(Location: Rocky Ridge Beach clubhouse)

SCHEDULE FOR ANNUAL HOMEOWNER/MEMBER MEETING (Subject to change):

9-3-22 at 11:00 am. (Location: Rocky Ridge Beach clubhouse)

Request for alteration to exterior of unit 49
Requesting Owner: Tamara McKinney
Date: June 30, 2022

Nature of Requested Alteration: The owner of townhome 49 desires to replace the existing sliding glass door on the second floor of the unit (which existing door has a width of 96 inches) with a new Kolbe sliding glass door with a width of 72 inches. The door and all finish work relating to the replacement shall be completed in a manner which matches (other than the narrower door width) the style and nature of the existing exterior of the building within which the unit is located.

In approving the alterations approved hereby, the Board has determined, in its sole discretion and in accordance with Section 5.07 of the Covenants, Conditions and Restrictions applicable to the Rocky Ridge Development, that:

- (i) The plans and specifications submitted to the Board, as modified hereby [if applicable], conform to the CC&Rs and any pertinent Architectural Review Guidelines that are in effect with respect to the Rocky Ridge Development;
- (ii) The alterations approved hereby will be in harmony with the external design of other structures and/or landscaping within the Rocky Ridge Development;
- (iii) The alterations approved hereby, as a result of their appearance, location or anticipated use, will not interfere with the reasonable enjoyment of any other Owner of his or her property, or of any other Owner's reasonable enjoyment of the Common Areas and Common Facilities; and
- (iv) The alterations approved hereby will be consistent with the architectural and aesthetic standards prevailing within the Rocky Ridge Development and with the overall plan and scheme of development within the Rocky Ridge Development.

In reaching the above findings, the Board has assumed that the owner of the pertinent Townhome will comply with the substantive requirements and conditions to this approval, and by proceeding with the installation of the alterations, the Owner shall be deemed to have agreed to so comply.

More specifically, the Owner covenants that the new sliding glass door (A) will be about the same height as the existing door, (B) with a width of about 72 inches, will be about 24 inches narrower than the existing door; (C) will have a style and bronze color that matches generally the style and color of the existing door, and (D) will be accompanied by additional finish work which is consistent in style and manner with the exterior improvements of the building within which unit 49 is located. To the extent that any design or related questions arise during the installation, any such issues shall be resolved in a manner approved by Yates.