

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

Meeting Date: September 3, 2022 at 9:00 am

Meeting Location: Rocky Ridge Beach Clubhouse

## 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; (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:** Board members Steve Dohrmann, Laura Bertone, Bob Schuchardt, Frank Pagliaro, Nick Farwell, Curtis Sproul and Bruce Shepherd attended the meeting. A quorum thus was present throughout the meeting. Homeowner Matt Howarth also joined the meeting.

President Dohrmann called the board meeting to order at 9:02 am; the board meeting adjourned at 10:18 am.

**1. Approval of Minutes.** Curt moved that the Board approve the draft minutes of the June 21 and June 30, 2022 meetings, both of which previously had been circulated to the board members. Nick provided a second and the board voted unanimously to approve the minutes.

**2. Election Matters.** Prior to the meeting, Ray O'Neal appointed his son Tyler to assist with the duties of the Inspector for the board of directors election. Bruce moved that the board ratify and approve all actions taken in the handling of the election, including the appointment of Tyler as an assistant to the Inspector. Frank provided a second and the board unanimously adopted the motion. Tyler agreed to work with Yates to count the ballots (during the meeting of the homeowners scheduled to take place after the board meeting).

**3. Property Managers Report:** Yates reported that 88 townhouse owners have elected to install an electronic bear mat, and that only 3 townhouse owners have elected to not install the mat. The others are still deciding. Yates is in the process of installing all of the requested bear mats. Although bears have been quite visible at Rocky Ridge this summer, there have been no bear break-ins. Yates also noted that bear break-ins have continued at other North Lake Tahoe residential developments (the comparative results support the efficacy of the bear mats). Yates also noted that outside landscape watering at Rocky Ridge now is limited to 3 days per week, but he has figured out how to manage the watering so the limitation has not had a material adverse effect upon the landscaping.

**4. Buoy Applications.** Yates and Bob have collaborated on applications to expand the number of buoys in the buoy field at the end of the beach pier. The applications seek 13 more buoys. Bruce moved that the board ratify and approve all actions taken in connection with the applications, including the submission of the applications. Frank provided a second and the motion passed unanimously.

**5. Loverde Lease Extension.** Yates proposed that the Loverde lease be extended for [3] years, and that it include 3% annual increases in rent. The other terms will continue unchanged. Laura moved approval of the proposal, Curt provided a second, and the motion passed unanimously.

**6. Approval of vent alteration for Unit 90.** Sara Olsen, as the owner of Unit 90, joined the meeting to discuss her proposal that the board approve an exterior vent that will facilitate a kitchen remodel. Sara briefly described the purpose and aesthetic impact of the proposed alteration. The Board discussed the various venting alternatives and the relative impact of the proposed vent, and the board found (as confirmed by a motion by Frank, a second by Curt and a unanimous approval of the board) that:

- (i) The plans and specifications submitted to the Board with respect to the alterations conform in all material respects with the CC&Rs and any pertinent Architectural Review Guidelines that are in effect with respect to the greater Rocky Ridge Development;
- (ii) The approved alterations will be in harmony in all material respects with the external design of other structures and/or landscaping within the greater Rocky Ridge Development;
- (iii) The approved alterations will not, as a result of their appearance, location or anticipated use, 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 approved alterations approved will be consistent in all material respects with the architectural and aesthetic standards prevailing within the greater Rocky Ridge Development and with the overall plan and scheme of development within the greater Rocky Ridge Development.

In reaching the above findings, the Board assumed that the owner of Unit 90 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.

On the basis of these findings and assumptions, Bruce moved that the board approve the proposed alterations through issuance of a letter in the form attached to these minutes, and Laura provided a second. The Board unanimously adopted the motion.

**7. Restructuring of Management Roles, Responsibilities and Compensation.** The board discussed potential changes to the managerial responsibilities at Rocky Ridge. The board created a special committee to consider these issues and to report back to the board at its November meeting. The Committee consists of Steve Dohrmann, Laura Bertone and Nick Farwell.

**8. Scheduling of Board Meetings for 2022-23 board year (ending on Saturday of Labor Day weekend in 2023).** Bob moved (i) that the board adopt the following meeting schedule for the 2022-23 board year and (ii) that the annual meeting of homeowners (i.e., the members of the Association) should be held in 2023 at 11:00 am on the Saturday of Labor Day weekend at the Rocky Ridge Beach Clubhouse (Laura provided a second, and the board approved the motion unanimously):

Date	Location	Date	Location
November 21, 2022 at 1:30 pm	Zoom platform	May 9, 2023 at 1:30 pm	Zoom platform
December 13, 2022 at 1:30 pm	Zoom platform	June 13, 2023 at 1:30 pm	Zoom platform
February 21, 2023 at 1:30 pm	Zoom platform	July 18, 2023 at 1:30 pm	Zoom platform
April 11, 2023 at 1:30 pm	Zoom platform	September 2, 2023 at 9:00 am	Rocky Ridge beach clubhouse

**9. Preliminary List of Topics Scheduled for Future Board Meetings** [Note: Subject to change]:

November 21, 2022	Discussion of potential changes to Rocky Ridge website (Matt) Discussion of draft 2023 budget and likely 2023 HOA assessments (Laura) Report from Special Committee re: Changes in Management Roles, Responsibilities and Compensation [Laura]
December 13, 2022	Discussion of HOA insurance arrangements for 2023
February 21, 2023	Discussion of Procedures for 2023 Election of HOA Board of Directors

May 9, 2023	Discussion of Procurement of Property Damage Insurance for 12 mos. Starting 5-16-23
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[Proposed form of approval letter]

THE ROCKY RIDGE PROPERTIES OWNERS' ASSOCIATION

September 3, 2022

Dear Paul Miltenberger and Sara Olsen:

SUBJECT: Unit 90 -- Relocation of kitchen vent

We have considered the request set forth in your August 9, 2022 letter to relocate the kitchen vent in your unit. The Association's Board of Directors, acting as the Architectural Control Committee for the Association, has approved your request, subject to the following, each of which shall be considered a condition to the effectiveness of this approval:

- We understand that the new vent will be located on the exterior wall of your unit in the place indicated in your letter (see copy attached). Any change to this location is subject to the approval of the Property Manager (Yates).
- The vent will have an appearance substantially consistent with the sample vent depicted in the attached email from you dated August 10, 2022 (see copy attached), subject to any variations (e.g., to any molding around the vent) approved by the Property Manager (Yates).
- To the extent that any additional exterior improvements or alterations are required in connection with your work, such improvements and alterations shall be completed in a manner consistent with the architectural styling currently used with your unit, as approved by the Property Manager.
- All work and steps undertaken in connection with the improvements or alterations, or in connection with the operation of the improvements and alterations, shall be performed and completed in a manner which complies with any codes, regulations or other applicable laws or governmental requirements.

Any approvals required from the Property Manager per the above must be obtained before commencement of the contemplated work and must be evidenced by a simple letter or email signed by Yates indicating his approval, so long as the explanation of the item approved is set forth in an attachment to the approval letter from Yates.

Thank you for your attention to this matter.

THE ROCKY RIDGE PROPERTIES OWNERS' ASSOCIATION

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Stephan Dohrmann, President

**Letter dated August 9, 2022**

Paul Miltenberger & Sara Olsen  
Rocky Ridge Unit 90

August 9, 2022

Rocky Ridge Property Owners Association Board

Dear Board:

We are remodeling our kitchen in unit #90 this fall. As part of the remodel, we would like to get POA Board approval to relocate the range, hood, and necessary ventilation from its existing location to either through the north wall of the lightwell area between our unit and #91, or vertically in that same area through our roof (see red circles in the photo below for the 2 possible locations).



Please let us know if you have any questions about the relocation of the range or the work involved. We are planning for the work to commence in September 2022, and want to get whatever necessary approvals are required from the RR BOD in advance.

Thanks for your consideration and quick response.

Regards,

Handwritten signature of Paul Miltenberger in black ink.

Paul Miltenberger  
[paul.miltenberger@gmail.com](mailto:paul.miltenberger@gmail.com) (415) 250-6949

Handwritten signature of Sara Olsen in black ink.

Sara Olsen  
[sara.olsenberger@gmail.com](mailto:sara.olsenberger@gmail.com) (917) 757-4230



**Email dated August 10, 2022**

**To:** [board@rr-tahoe.com](mailto:board@rr-tahoe.com)

**Cc:** Paul Miltenberger <[paul.miltenberger@gmail.com](mailto:paul.miltenberger@gmail.com)>; Yates Boudier <[rrpoa@sbcglobal.net](mailto:rrpoa@sbcglobal.net)>

**Subject:** Re: #90 remodel

Hi all,

Attached is a photo from Old Greenwood area showing what the penetration would look like on the wall. It would be painted to match the exterior trim so that it blends in.

Please let us know if you have questions.

Sara

