

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

Meeting Date: December 13, 2022 at 1:30 pm

Meeting Location: Zoom 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 to each member; (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. William "Yates" Bauder and Justin "Buster" Fenley participated as the duly designated representatives of the board for purposes of enabling a ZOOM platform meeting in accordance with California law. Yates and Buster participated from the project development office in the building adjacent to the real estate brokerage building at the bottom of the Rocky Ridge hill. Homeowners were permitted to join Yates and Buster in order to participate in the meeting.

**Attendance and Quorum:** Board members Steve Dohrmann, Laura Bertone, Bob Schuchardt, Frank Pagliaro, Matt Howarth and Bruce Shepherd attended the meeting. A quorum thus was present throughout the meeting. Homeowners Ron Janes and Larry Jones also joined the meeting. Curt Sproul did not attend the meeting.

President Dohrmann called the board meeting to order at 1:37 pm; the board meeting adjourned at 2:52 pm.

**1. Approval of Minutes.** The minutes of the 11-21-22 board meeting were reviewed, but given the timing of the preparation of the minutes, approval was deferred until the next board meeting.

**2. Property Managers Report:** Yates reported that:

- (i) The management team has been consumed with snow removal over the last few weeks.
- (ii) Bears continue to frequent Rocky Ridge, but there have been no recent break-ins to residential units.
- (iii) Units 90 and 115 continue to be in the midst of an interior renovations.

**3. Consideration of Association 2023 Budget.** By unanimous vote (Laura motion, Bob second), the board ratified all actions taken by the board in approving the budget for 2023 and in setting the quarterly homeowner assessments at \$4,625/residence.

**4. Appointment of Board Representative In Connection with Zoom and Telephonic Meetings.** The board discussed the new requirements for holding zoom and telephonic meetings in accordance with California law. To facilitate such meetings, the board by unanimous vote (after a motion by Bruce and a second Bob) (i) appointed Yates and Buster to serve as representatives of the board and the Association for all purposes so as to enable such meetings through zoom and/or telephonic means, and (ii) agreed that (unless otherwise determined by the board with respect to a particular meeting) such representatives (and any homeowners) could participate in such meetings from the project development office in the building adjacent to the real estate brokerage building at the bottom of the Rocky Ridge hill.

**5. Consideration of Recent Parking of Campers and Other Large Vehicles at Rocky Ridge in Violation of Applicable Restrictions.** The board discussed the recent discovery that several large vehicles were parked at Rocky Ridge after the recent Burning Man event. The users of the vehicles washed off their vehicles (leaving residue in the parking areas and surrounding landscaping), emptied a significant amount of trash into Rocky Ridge trash receptacles (thereby over burdening the receptacles) and hung laundry from both vehicles and Rocky Ridge units. The board noted that such use of the Rocky Ridge parking areas (and townhouse units) violates the CC&R's and/or the operating rules. The board determined to put this information into a newsletter to go to the owners and to remind owners that they are responsible for both fines and costs that might be assessed as a consequence of violations of the CC&Rs or operating rules of the Rocky Ridge Association. In this particular case,

the owner that rented out the unit attended the meeting and confirmed that he has instructed his property manager to inform future renters and guests as to the applicable rules.

**6. Election of 2022-23 Officers.** By unanimous vote (after a motion by Bruce and a second by Laura), the board ratified the election of the following roster of officers for the period through the September 2023 board meeting:

- President: Steve Dohrmann
- Vice President: Robert Schuchardt
- Secretary: Bruce Shepherd
- Treasurer: Laura Bertone

**7. Discussion Regarding Schedule for Pursuit of Major Maintenance and/or Capital Projects:** The board noted in discussion that the reserve budget (and the monthly set aside from the collective assessments paid by homeowners) has been structured with an eye towards paying to maintain the current improvements and amenities at the project. The board discussed supplementing reserve set-asides to enable additional amenities, but the board concluded that given the dramatic recent rise in homeowner assessments (due in large part to the increasing insurance premiums), now is not the time for the board to seek higher amenity levels (and to cause homeowners to bear the increased maintenance and/or capital costs that such higher amenities might require). The board determined to revisit this topic in the future and it set a bookmark to discuss the strategy at the September board meeting.

**8. Update of Operating Rule and Governing Documents:** Matt reported on efforts to update the operating rules that have been established by the Association as applicable to the Project (and as a means for implementing the terms within the CC&R's). Matt is working on a committee with Bruce and Cirra Mason to complete an update so that the rules can be included this Spring in a bound volume of the Association's governing documents. The bound volume will include the Association's bylaws, CC&Rs (with amendments), operating rules and policies. The board also hopes to prepare a summary of the operating rules which can be provided to owners and their tenants, renters and other guests.

**9. Update of Association Website:** Matt and Cirra are working upon an update of the Association website. After consideration, Matt recommended that the website serve primarily as a ready access point for owners to reach documents applicable to their ownership at Rocky Ridge (e.g., board minutes, newsletters, governing documents, etc.). This structure should keep down the attendant costs. The board also hopes to shift the website upkeep tasks to Cirra, the Association's bookkeeper.

**10. Consideration of Pool of Available Buoys:** The board has increased the Association's reservoir of available buoys by 13 since last summer (7 of which may not be fully accessible until part way through the 2023 summer season). Matt noted that the TRPA may auction off yet further buoys. Given the absorption rate of additional buoys made available over the last few years, however, the board determined that the 13 additional buoys should provide the Association with ample buoys for years to come.

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

December 13, 2022	Discussion of HOA insurance arrangements for 2023 Ratification of 2023 Assessments Discussion of potential changes to Rocky Ridge website (Matt)
February 21, 2023	Approval of Minutes of 11-21 and 12-13 board meetings.

May 9, 2023	Discussion of Procurement of Property Damage Insurance for 12 mos. Starting 5-16-23
September 2, 2023	Consideration of Increase in Target Amenity Levels for Rocky Ridge, and of the Required Corresponding Adjustment in Reserves Set Aside to Cover the Associated Costs

SCHEDULE FOR 2022-23 BOARD MEETINGS

Date	Location	Date	Location
November 21, 2022 at 1:30	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