

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

Meeting Date: February 21, 2023 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 at the outset of the meeting. Although the meeting was interrupted for a few moments around 1:50 due to a technical lapse, the same 6 directors returned when the meeting re-commenced. President Steve Dohrmann excused himself around 2:05, but the other 5 directors continued for the balance of the meeting. Homeowners Ron and Judy Janes and Herm Howerton also joined the meeting. Director Curt Sproul did not attend the meeting.

President Dohrmann called the board meeting to order at 1:32 pm; Vice President Schuchardt adjourned the board meeting at 2:34 pm.

1. *Approval of Minutes.* The minutes of the 11-21-22 and 12-13-2022 board meetings were reviewed and approved by the board (in each case the motion was made by Matt, the 2nd provided by Laura, and the measure passed by a 6-0 vote).

2. *Property Managers Report:* Yates reported as follows:

- (i) ***Cold Winter:*** The management team has been consumed with snow removal over the last few weeks. Yates reported that Rocky Ridge has endured its coldest winter since the early 1950's. As a consequence, the maintenance team has spent considerable time trying to breakdown ice dam consolidations upon the developments roofs.
- (ii) ***Bear Break-ins:*** Bears continue to frequent Rocky Ridge, but there have been no recent break-ins to residential units. Yates stressed that homeowners should keep their mats turned "on" whenever possible, both because (A) the deterrent effect of the mats may decrease if the bears discern that certain mats are not "on" periodically, and (B) if a mat is not turned "on" at the time of a bear break in, the Association will not contribute to cover losses (homeowners are encouraged to review the Association's bear mat policy to better understand the rules for coverage of bear break-in damages).
- (iii) ***Buoy Allocations for 2023:*** Homeowners will recall that the Association has operated with 31 buoys (available for allocation to homeowners for personal use) for several years, and that last year the Association received positive feedback from the Tahoe Regional Planning Agency and the California State Lands Commission regarding the potential allotment of 13 additional buoys. Unfortunately, however, the TRPA and the California SLC have been slow to finalize the allotment of additional buoys for Rocky Ridge. As a consequence, Rocky Ridge may need to go through another summer with only the existing 31 buoys (i.e., the allotment of an additional 13 buoys may be delayed). Should more than 31 owners seek a buoy for the 2023 summer, it is possible that the buoys may need to be allocated through a lottery system. *Homeowners are encouraged to review the portions of the*

Association's rules and policies which establish the procedures for such a lottery. The Association's allotment process for summer 2023 will be handled in the Spring of 2023.

- (iv) Buoy Charge for 2023. Yates noted that the charge for the buoys for summer 2023 has not yet been set. Laura and Cirra are working on the calculation of this charge, and they anticipate that the charge will be noticed to homeowners in advance of the Board's April meeting.
- (v) Property Insurance. Yates noted that our insurance broker, Rich Votaw, has not yet received sufficient feedback from the insurance market so as to permit him to anticipate the premium that will apply after expiration of the existing policy on May 15 of 2023. It is hoped that further insight on this issue can be collected prior to the April meeting.

3. Update of Operating Rules and Governing Documents: Matt presented a draft revision of the Rocky Ridge rules and policies. A copy of the draft revised rules was placed on the association's website and made available to homeowners prior to the board meeting.

The primary goal of the revision to the rules and policies is to clear up inconsistencies in the existing rules and to bring the rules into alignment with current Association practices. The board approved the draft revised rules subject to a board subcommittee infusing a few adjustments:

- (i) Construction Approvals: The revised rules will confirm that an owner must provide notice of proposed construction prior to undertaking that construction. The proposed construction is only subject to board approval, however, if the construction (A) affects the exterior appearance of the building within which the unit is located or (B) affects important building systems which arguably might affect other units, such as systems for structural support or certain types of electrical, plumbing or utility systems. Further, the rules will clarify that while the Association may object to projects undertaken without requisite governmental permits, it is the owner's (and not the Association's) responsibility to determine the universe of required governmental permits, and to acquire those governmental permits.
- (ii) Construction Access Agreements: The board directed that the forms pertaining to contractor access for construction be simplified. The primary purposes are (A) to assure that that contractors are aware of the Association's rules for construction practices, and (B) to assure that owners are aware of the lead times involved in review of materials to support any requests for approvals. A simplified form will be included in the revised rules.
- (iii) Snow Plow Snow Storage Piles: The revised rules will caution homeowners that the snow storage piles created by snow plows can be dangerous, and that owners or guests who choose to sled, play, climb upon or otherwise travel over the snow storage piles will be assuming all risks of damage or injury. Further, owners and their guests should be aware that (A) use of the snow plow piles is prohibited at any time when the snow plows are operating **anywhere** within the Rocky Ridge property and (B) **at no time should owners or guests tunnel within the snow storage piles created by the snow plows.**
- (iv) Use of Dumpsters: The revised rules will clarify that the dumpsters should be used primarily for disposition of small household waste, and not for disposition of larger objects such as mattresses or large appliances. Homeowners should take such larger items to the regional landfill located just off Highway 89 between Palisades Tahoe (formerly known as "Squaw Valley") and Truckee. Material construction debris also should not be dumped into the dumpsters.
- (v) Receipt of Packages. The rules should clarify that while the O'Neal office has graciously agreed to accept packages for homeowners, homeowners should not permit their deliveries to linger for extended stays in the O'Neal office. Rather, homeowners should make arrangements to pick up all packages shortly following delivery.

Subject to correction of a few typographical glitches and infusion of changes to address the above issues, the board (motion by Laura, 2nd by Frank, 5-0 vote) approved the revised rules and authorized the subcommittee

(Matt, Frank, Curt andn Bruce) to circulate the revised rules to homeowners. It is envisioned that the rules will be circulated to the owners in March. Section 3.06 of the Association’s CC&Rs establishes procedures for homeowners to review and object to the proposed revised rules.

4. Confirmation of Authorized signatories for Association Bank Accounts: In order to provide the Association’s banks with greater assurance as to the authorized signatories for the Association’s bank accounts, the Association adopted the resolutions attached to these minutes.

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

April 11, 2023	Discussion as to updated version of the Rocky Ridge Rules and Policies (if required) Discussion of Procurement of Property Damage Insurance for 12 mos. Starting 5-16-23 Discussion of buoy and kayak rack allocations for summer 2023
May 9, 2023	Discussion of Procurement of Property Damage Insurance for 12 mos. Starting 5-16-23 Discussion of opening issues pertaining to summer 2023.
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

RESOLUTION
of the
Board of Directors
of the
ROCKY RIDGE PROPERTIES OWNERS' ASSOCIATION

On February 21, 2023, at a duly noticed and convened meeting of the board of directors of the Rocky Ridge Properties Owners' Association, the board of directors adopted the following resolution by unanimous vote of the board members present at the meeting:

RESOLVED, that the Board of Directors has authorized the following named Officers and Managers to transact business, including but not limited to act as signatories, maintain savings, checking and other accounts as well as borrowing by the Corporation.

Steve Dohrmann – President

Bruce Shepherd - Secretary

Laura Bertone - Treasurer

William Bauder – Property Manager

Justin Fenley – Property Manager

WHEREAS, the Board of Directors has determined it to be in the best interest of the Association to ensure timely bank transactions and activities, be it:

FURTHER RESOLVED, that Cirra Mason, the Association's Bookkeeper, is authorized to have access to all Association bank accounts, including but not limited to, online access, retrieval of statements, and transfers between Association accounts, for the purpose of conducting bank business and accounting activities.

The undersigned hereby certifies that he/she is the duly elected and qualified Secretary and the custodian of the books and records and seal of Rocky Ridge Properties Owners Association, a corporation duly formed pursuant to the laws of the state of California and that the foregoing is a true record of a resolution duly adopted at a meeting of the Board of Directors and that said meeting was held in accordance with state law and the Bylaws of the above-named Corporation on February 21, 2023 and that said resolution is now in full force and effect without modification or rescission.

IN WITNESS WHEREOF, I have executed my name as Secretary and have hereunto affixed the corporate seal of the above-named Corporation this 21st day of February 2023.

Bruce Shepherd, Secretary