

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

Meeting Date: April 25, 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. Justin "Buster" Fenley participated as the duly designated representative of the Board for purposes of enabling a ZOOM platform meeting in accordance with California law. 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 Buster in order to participate in the meeting, or to join the meeting by logging in to the ZOOM call.

Attendance and Quorum: Board members Steve Dohrmann, Bob Schuchardt, Frank Pagliaro, Matt Howarth and Bruce Shepherd attended the entirety of the meeting remotely through the ZOOM platform; Curt Sproul joined near the end of the meeting and confirmed his concurrence with the votes taken by the other board members during the meeting. Laura Bertone did not join the meeting.

A quorum of Board members thus was present at the outset of the meeting and continued throughout the meeting.

Homeowners Larry Jones (58), J Jones (32), Reuel Daniels (68) and Linda Standen also joined for some of all of the meeting.

President Dohrmann called the Board meeting to order at 1:33 pm and adjourned the Board meeting at 2:23 pm.

1. Approval of Minutes. The minutes of the 3-28-2023 Board meeting were reviewed and approved by the Board (motion was made by Frank, 2nd provided by Steve, and the minutes were approved by unanimous vote).

2. Property Management Report: Buster provided a brief report. First, Buster noted that the re-plastering of the lower pool is proceeding per schedule and should be completed in the next few weeks.

Next, Buster provided an update on the previous meeting's report as to the magnitude of property damage suffered by the units due to the cold and wet winter of 2022-23. Buster noted that he and Yates still were in the process of confirming the units which require corrective work due to damage to building elements maintained by the Association. Since most of the damages consist of drywall cracks and related painting repairs (note: no mold has been discovered yet as a consequence of leaks), they continue to believe that the best approach going forward will be to hire a single contractor to address the various remediation work. Homeowners are encouraged to contact Yates if they believe that they have suffered damage due to damage to a building element within the maintenance responsibility of the Association.

Buster also reported that bears once again are frequenting Rocky Ridge. Buster reminded homeowners that (i) trash receptacles should be carefully locked after each use and (ii) electrified bear mats should be turned "ON." In this regard, the board discussed that if an owner suffers bear damage when it did not have a mat (or when the mat was not turned OFF, then the full cost of repairs will be the responsibility of the homeowner).

Finally, Buster noted that the buoy and kayak rack summer allocations have been completed. There was no need for a lottery allocation (since the available spots exceeded applications). Allocations can be seen on the web site.

3. Installation of Air Conditioning system in unit 65. Earlier in April, Bruce Shepherd (as the owner of unit 65) submitted an application for approval by the Association's architectural control committee of the installation

of an air conditioning system in unit 65. Such installation is subject to approval by the ACC since aspects of the system will be visible outside of the unit. The system proposed by Bruce for unit 65 is a Mitsubishi P-series. The system is similar to systems that have been approved for other townhome units within Rocky Ridge (except that the technology has gotten a bit quieter). For unit 65, the installation plans call for the unit to be tucked under the back deck and beneath the external stairs. The board discussed the application and after a motion from Frank and a second from Steve, the board voted as follows:

(i) The board made the following findings (in its capacity as the Association’s ACC):

- The plans and specifications submitted to the Board conform to the CC&Rs and any pertinent Architectural Review Guidelines that are in effect with respect to the Rocky Ridge Development;
- The alterations approved hereby will be in harmony with the external design of other structures and/or landscaping within the Rocky Ridge Development;
- The approved alterations will not interfere (as a result of their appearance, location or anticipated use) with the reasonable enjoyment of any other townhouse owner of his or her property, or of any other townhouse owner’s reasonable enjoyment of the common areas and common facilities within the Rocky Ridge Development; and
- The approved alterations 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.

(ii) The board further voted to approve the application to install the AC system for unit 65.

4. Board Election. Bruce reminded the board that this summer there are 4 board seats up for election (these are the seats currently occupied by Laura, Bruce, Curt and Frank). In connection with the meeting, each of Bruce, Curt and Frank confirmed that they will run for re-election. Per the rules adopted by the board earlier this year, in order for other individuals to run for one of the seats, they must so inform Yates by June 28th.

5. Preliminary List of Topics Scheduled for Future Board Meetings [Note: The list for each meeting is subject to change]:

The following list tracks topics which the Board has identified for potential discussion in future Board meetings:

May 9, 2023	Update as to the damage caused by the winter’s snow accumulations, and discussion re go-forward strategies 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 opening issues pertaining to summer 2023
June 28, 2023	Review of timing steps pertinent to the 2023 Board of directors election.
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 28, 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 25, 2023 at 1:30 pm	Zoom platform	September 2, 2023 at 9:00 am	Rocky Ridge beach clubhouse