

Meeting of the Board of Directors of the
Rocky Ridge Properties Owners' Association
Scheduled Meeting Date: June 18, 2024 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 meeting in accordance with the requirements of the Association's Bylaws. The means of notice included (i) emails of the notice and agenda to members that accept emails as a form of notice; (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 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.

Attendance and Quorum: Board members Steve Dohrmann, Frank Pagliaro, Matt Howarth, Robert Schuchardt, Laura Bertone and Bruce Shepherd attended the meeting remotely through the ZOOM platform. A quorum of Board members thus was present throughout the meeting. Board member Curt Sproul did not attend the meeting. Bookkeeper Cirra Mason joined for most of the meeting. Several homeowners also attended the meeting via Zoom.

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

1. **Approval of minutes.** Laura moved that the Board adopt the draft minutes previously circulated to Board members with respect to the May 21, 2024 Board Meeting. Bob provided a second and the Board voted unanimously to approve the minutes provided a second to the motion.
2. **Election of Directors.** Tyler O'Neill joined as the inspector of the Board election. Bruce noted that only 3 candidates had been nominated for the 3 open Board seats. Laura moved that the 3 candidates (Stephen Dohrmann, Matt Howarth and Jim Naylor) be elected to the seats by acclamation. Tyler called for a vote and the Board elected the three candidates unanimously by acclamation, in accordance with CA law. The new terms for these candidates will begin immediately after the Labor Day weekend Board meeting and shall continue for 2 years.
3. **Property Manager Report; MANDATORY fire-retardant tarps for firewood stacks.** Yates reported that the Spring/Summer pre-opening work is proceeding per plan and that facilities will be opening over the next week or so. Yates reported particular satisfaction at the quality of the driveway resurfacings.

One item raised by Yates requires immediate attention. **The North Lake Tahoe Fire Agency is requiring that all fire-wood stockpiles be covered by a fire-retardant tarp.** It is important that the Association's properties comply with this requirement, given that a failure to comply might interfere with fire insurance procurement. Accordingly, the Board determined (Bruce motion; Frank 2nd; unanimous vote) to **MANDATE** that all owners install such tarps by July 9th of 2024. If a unit owner fails to install the tarp by that date, then the Association may elect to install the tarp and bill the pertinent unit owner for the related costs. Unit owners seeking to install the tarp on their own should check with Buster first, to make sure that the unit owner is installing (a) the right type of tarp and (b) with the correct process. Note that the Board has limited the tarps to silver or brown colors.

4. **Update as to insurance premium refunds.** Yates updated the Board as to his efforts to obtain the refunds due to the Association with respect to the insurance policies issued by MRMG for the one year periods from and after May 15, 2023. Yates indicated that the insurance parties have not yet

confirmed the calculations of the amounts of the refunds, but he estimated that the over payment amount may be in the range of \$460,000. The insurance companies are disputing a portion of this potential refund. The Board determined to stop open session discussion of the issue and to revisit in closed session at the end of the meeting. [In the closed session, the Board determined to explore engaging legal counsel to pursue the refunds that the Association is entitled to. The Board appointed a committee of Bruce, Frank and Jack Dittoe to select and supervise legal counsel for the matter.]

5. **Update as to calculation of homeowner assessments.** Laura noted that the Association cannot definitively complete the 2024 assessment calculations until it can confirm the amount of the insurance premium refunds received by the Association.
6. **Report from “Common Area Committee.”** The Board has appointed a committee (Frank Pagliaro; Diane Shore; Jan Jones) to advise with respect to the increased demands placed upon common areas due to an increase in the number of people visiting Rocky Ridge. The Committee recommended, and the Board adopted, a new recommendation that homeowners endeavor in good faith to limit vehicular parking at the beach. More specifically, the Board asked that each unit try to bring no more than 1 car to the beach at a time. Further, the Board asked that each unit abide by an absolute cap of no more than 2 cars at the beach at an given time. Home owners should plan activities to comply with these limitations, and they should ask their tenants to do so as well. [If this good faith approach does not work to free up parking at the beach, then the Board shall consider more stringent limitations.]

The meeting adjourned to closed session. The closed session was adjourned around 3:00 pm.

Schedule for regular board of director meetings after Labor Day in 2024 through Labor Day in 2025:

The proposed schedule for regular board of director meetings for the Rocky Ridge Properties Owners’ Association is as follows (both the dates and the topics are subject to change by the board):

| Date | Location | Contemplated Topics (subject to change) |
|------------------------------|-----------------|---|
| August 31, 2024 at 9:00 a.m. | Beach Clubhouse | <ul style="list-style-type: none"> • Status of premium refunds • Insurance renewal • Lessons learned from 2024 summer (beach; dogs; firewood tarps; buoys; parking; biking; signs) |
| October 22, 2024 at 1:30 pm | Zoom platform | <ul style="list-style-type: none"> • Status of premium refunds • Insurance renewal |
| November 26, 2024 at 1:30 pm | Zoom platform | <ul style="list-style-type: none"> • Insurance renewal • Adoption of 2025 budget |
| December 30, 2024 at 1:30 pm | Zoom platform | <ul style="list-style-type: none"> • Insurance renewal |
| February 4, 2025 at 1:30 pm | Zoom platform | <ul style="list-style-type: none"> • Adoption of election procedures for 2025 Board election |
| March 18, 2025 at 1:30 pm | Zoom platform | |
| May 6, 2025 at 1:30 pm | Zoom platform | |
| June 24, 2025 at 1:30 pm | Zoom platform | |
| September 6, 2025 at 1:30 pm | Zoom platform | |

The **2024 annual members’ meeting** for the Rocky Ridge Properties Owners’ Association is scheduled for **Saturday within Labor Day Weekend, at 11:00 am**. The meeting will be held in the Rocky Ridge Beach Clubhouse. The Association will host a beach barbecue immediately following the meeting.