

Meeting of the Board of Directors of the
Rocky Ridge Properties Owners' Association
Scheduled Meeting Date: July 23, 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 have indicated that they accept emails as a form of notice; (ii) mailing of the notice and agenda to members who have not indicated that they 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, 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 members Curt Sproul and Matt Howarth did not attend the meeting. Bookkeeper Cirra Mason joined for most of the meeting. Several homeowners (including Eric Sandlund, Carolyn Lynch, Robert Stark, April Carlson, Susan Kramer, Ron Janes, Jan Jones, Jack Dittoe, Herman Howerton, Matt Loar and Jim Naylor) also attended the meeting via Zoom.

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

1. Approval of minutes. Frank moved that the Board adopt the draft minutes previously circulated to Board members with respect to the June 18, 2024 Board Meeting. Laura provided a second and the Board voted unanimously to approve the minutes.
2. Property Manager Report: Yates reported that the Spring/Summer maintenance work is proceeding per plan.

Yates also cautioned homeowners to keep their bear mats in the "power on" status for as much of the day as possible. Yates noted that a bear break-in occurred in the week preceding the meeting (unit 107), and that it occurred mid-day, so leaving the mats on at night only is less effective protection.

Buster reported that the guest control protocols seem to be limiting the number of "gate crashers". Buster also noted that he has contacted all of the brokers renting out RR units, and that he has informed them of the importance of using the rental lanyard.

3. Update as to insurance premium refunds: Yates noted that he continues to work to recover the full amount of insurance premiums that he believes are due from the May 2023 – May 2024 insurers. Yates also indicated that the Board had engaged legal counsel to assist the Association in reviewing its claims regarding the issues and in advancing its legal positions henceforth. The Board deferred further discussion of this item into a closed session item after the open session portion of the meeting.
4. Update as to calculation of homeowner assessments. Given the interconnectedness of this topic with the insurance refund issue, this topic also was deferred into closed session.

5. Reactions.to.restrictions.upon.dogs.in.common.areas. April Carlson informed the Board that she objected to the restrictions upon the presence of dogs in the Association’s common areas (April was particularly concerned about the prohibition of dogs at the beach – April suggested that a good compromise might be to permit dogs to be brought to the beach during early morning and late afternoon/early evening hours). Other homeowners voiced opinions on both sides of the issue, and still further homeowners objected to the failure of the Association to levy fines against owners permitting dogs to roam off leash in the “up the hill” portion of the Rocky Ridge project. Several owners urged the Association to take steps to hold owners accountable for “dog violations” on the part of their tenants.

In response to these concerns, the Board agreed to craft a notice to be provided to homeowners and renters that violate the dog rules. The Board noted, however, that the Association does not have a “police force”, and that it relies upon Board members, management and homeowners to inform violators of their offending conduct. For the immediate future, the Board encouraged homeowners witnessing offending conduct to inform Buster or Yates (to the extent that they are unwilling to discuss the violations directly with violators). It would be helpful if any such notifications to Buster or Yates included the number of the pertinent unit and the nature, location, date and time of the allegedly offending conduct. The Board further agreed to discuss this issue at the next Board meeting to assess whether the rules should be modified for the upcoming Fall season or for next Spring or Summer.

6. Boating.Safety.Tips. Robert Stark noted that several boat users were driving relatively quickly through the areas at the end of the pier, and Robert suggested that boat users be encouraged to slow down. Robert agreed to put together a collection of boat safety tips for the pier, and these will be circulated to the owners via newsletter following the meeting.

7. Impact.of.renters. Some homeowners noted the increase in the frequency by which Rocky Ridge units are being rented out to non-owners, and the homeowners further inquired as to whether renters should be charged some sort of impact fee. After noting that this issue could raise several legal issues, the Board agreed to discuss the issue further at another meeting.

8. Board.Opening.-.Application.Period. Yates informed the Board that Curt Sproul sold his unit and thus no longer is eligible to serve as a member of the Association’s Board. The Board thanked Curt for his many years of service (see the July newsletter for a fuller articulation of the Board’s appreciation of Curt). Per the Association’s bylaws, the vacancy will be filled by an appointment by the remaining members of the Board of a successor to serve out the balance of Curt’s term (i.e., through Labor Day weekend of 2025). Interested homeowners should let Yates know of their interest before close of business on August 9th. The Board currently intends to appoint a successor Board member at a special meeting on August 19th.

The meeting adjourned to closed session around 2:18. The closed session adjourned around 2:39 pm.

Scheduled.remaining.regular.Board.of.director.meetings.in.8680.and.through.Labor.Day.in.8680

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 19, 2024 at 1:30 pm	Zoom platform	<ul style="list-style-type: none"> Appointment of Board member to succeed Curt Sproul
August 31, 2024 at 9:00 a.m.	Beach clubhouse	<ul style="list-style-type: none"> Status of insurance premium refunds (this topic is likely to be discussed in both closed and open sessions) 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	
July 15, 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.