

Meeting of the Board of Directors of the
Rocky Ridge Properties Owners' Association
Scheduled Meeting Date: August 19, 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 Frank Pagliaro, Robert Schuchardt, Laura Bertone, Matt Howarth and Bruce Shepherd attended the meeting remotely through the ZOOM platform. A quorum of Board members thus was present throughout the meeting. Bookkeeper Cirra Mason joined for most of the meeting. Several homeowners (including Diane Shore, Carolyn Lynch, Paul Marini, Nick Farwell, and Jim Naylor) also attended the meeting via Zoom.

With President Steve Dohrmann not in attendance, Vice President Bob Schuchardt called the meeting to order at 1:34 pm. Vice President Schuchardt designated Secretary Bruce Shepherd to run the meeting per the agenda previously circulated to the Board and the homeowners.

1. **Approval of minutes.** Frank moved that the Board adopt the draft minutes previously circulated to Board members with respect to the July 23, 2024 Board Meeting. Bob 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 reported that there have not been any recent break-ins, but he also reminded homeowners that a bear break-in occurred in the month preceding the meeting (unit 107), and that it occurred mid-day through an upstairs window. SO... Yates strongly encouraged homeowners to keep their bear mats "ON" at all times of day (not just at night).
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 has 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. **Appointment of Gail Gabiatti to serve the balance of Curt Sproul's Board member term.** 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's contributions).

Per the Association's bylaws, Yates reminded the Board and the homeowners that the Board vacancy must be filled by appointment by the remaining members of the Board of a successor to serve out the

balance of Curt’s term. In its July meeting, the Board established a procedure for homeowners to follow should they desire to receive the appointment. One homeowner (Gail Gabiatti) timely submitted her name in nomination.

Bob moved that Gail be appointed to the Board seat (which has a term running through the Labor Day weekend meeting in 2025), and Matt provided a second to the motion. The motion passed by unanimous vote by the Board members in attendance, meaning that Gail immediately became a Board member.

The meeting adjourned around 2:01 pm. The subsequent closed session of the Board adjourned around 2:10 pm.

Scheduled remaining regular Board of director meetings in 2024 and 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 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) • Discussion of homeowner requests to electrify windows to deter bear break-ins
October 22, 2024 at 1:30 pm	Zoom platform	<ul style="list-style-type: none"> • Status of premium refunds • Insurance renewal • Discussion of adjustment to assessments
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.