

Meeting of the Board of Directors of the  
Rocky Ridge Properties Owners' Association  
Scheduled Meeting Date: November 26, 2004 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 in the meeting in their collective roles as the property manager for the Association.

Attendance and Quorum: President Steve Dohrmann called the meeting to order at 1:33 pm. Board members Steve Dohrmann, Frank Pagliaro, Matt Howarth, Gail Gabiati, Jim Naylor and Bruce Shepherd attended the meeting from the outset by logging in to the Zoom platform. Board member Laura Bertone also joined the meeting by logging into the Zoom platform at approximately 1:45 pm. A quorum of Board members thus was present throughout the meeting.

1. Approval of minutes. Matt moved the Board adopt the draft minutes previously circulated to Board members for the last Board Meeting. Frank provided a second and the Board unanimously approved.
2. Property Manager report. Buster reported that the annual Fall maintenance work has been completed without surprises. Buster also noted that he and his team have noted a high volume of bear tracks around the townhouse buildings, but that we have been fortunate to escape more bear break-ins. Buster attributes our good fortune to the high proportion of townhouse units that have been protected with electrified bear mats. Buster also reminded the board that the bear mats only serve as an effective deterrent if they are turned on! Buster encouraged townhouse owners to please turn them on. [NOTE: The New Yorker Magazine published a feature article on the status of black bears at Lake Tahoe shortly following the 11-26-24 Board meeting. The challenges that we face with respect to bears at Tahoe (and at Rocky Ridge) are material. A copy of the New Yorker article can be found at the following link: <https://www.newyorker.com/magazine/2024/12/02/lake-tahoese-bear-boom>]
3. 8680 Insurance. Yates reported that the 2025 property damage and general liability insurance policies are being procured by grouping the units into 5 separate groups and then buying the property damage and general liability insurance for each group. The Association is the insured party under each policy. The insurance for those groups with a December 5 commencement date has already been procured. The other groups will have a January 27 commencement date. Ryan Taylor still is in the process of finalizing quotes for these policies. Ryan continues to believe that the total premiums for the full bundle of insurance policies will be less than or equal to 110% of the total premium amount for the 2024 policies. At the next board meeting Yates will confirm that all of the policies have been obtained, that the full written policies are in our files, and that the premiums have been paid at the levels anticipated in Yates's 11-26-24 report.
4. Association Bank and other Financial Institution Accounts. Bruce moved, and Matt seconded, that the Board approve the following signatories for all accounts maintained by Association at banks or other financial institutions:

The Board President (currently Stephen Dohrmann)

The Board Vice President (currently Matt Howarth)

The Board Treasurer (currently Laura Bertone)

The Board Secretary (currently Bruce Shepherd)

The Association's Property Manager (currently Justin "Buster" Fenley).

Bruce further moved, and Matt seconded, that the Board is hereby authorized to take all actions reasonably required by the financial institutions to confirm the signature authority of the foregoing parties. Bruce further requested that Cirra put together a list of the Association's current bank accounts, the purpose of the account and the individuals with signature authority. Bruce further requested that Cirra review the bank accounts and identify any areas where new accounts may be required to be opened and maintained in order to assure that the account balance will stay below \$250,000 per account, as per the Board's expressed preferences.

5. Discussion regarding revisions to rules pertaining to dogs in Rocky Ridge common areas. As promised in the August homeowners' meeting, the Board held a discussion as to whether the rules pertaining to dogs and the Rocky Ridge common areas should be revised. Several views were expressed by both Board members and by the many townhouse owners in attendance.

In the interest of moving towards consensus (and adopting a dog rule which is easier to articulate than that proposed in the minutes for the 10-22-24 Board meeting), Matt proposed that next summer's rule for dogs at the beach facility should have the following elements:

- A. Dogs are permitted at the beach off leash each morning prior to 9:00 am, provided that any dog that interferes with use of the beach by other owners or guests must be placed back on leash.
- B. Dogs will not be permitted at the beach after 9:00 am, unless the dog is on leash and being transported to or from a boat, kayak, paddle board or other water vessel.
- C. Service dogs shall be permitted at the beach at all times, so long as they are kept on leash.
- D. Dog owners shall be responsible for promptly and thoroughly cleaning up waste from their pets.

The Board noted that this item remains open to further discussion at subsequent Board meetings. The Board's goal is to collect feedback from the members and then adopt, at the Board's March 18, 2025 meeting, a dog rule that will apply for the 2025 summer season.

#### Closed Session

The Board adjourned to closed session around 2:40 pm. The Board discussed the Association's claims against various parties involved in issuance of the policies that applied to the Association for 2023-34. The Board continues to explore its claims and the appropriate steps that the Association should take to address these claims.

The Board also adopted a budget to apply for the 2025 calendar year.

Following adoption of the budget for 2025, the Board established (i) the dues level payable by townhouse owners for 2025 (i.e., for the period commencing 1-1-2025) at \$4,250 per calendar quarter and (ii) the dues level payable by the respective owners of the individual residences within Rocky Ridge for 2025 at \$\_\_\_\_\_ [LAURA TO INSERT] per calendar quarter.

The meeting adjourned around 2:55 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)
December 30, 2024 at 1:30 pm	Zoom platform	<ul style="list-style-type: none"> <li>• Insurance renewal</li> <li>• Time for comment on proposed dog/beach rules</li> </ul>
February 4, 2025 at 1:30 pm	Zoom platform	<ul style="list-style-type: none"> <li>• Adoption of election procedures for 2025 Board election</li> <li>• Time for comment on proposed dog/beach rules</li> </ul>
March 18, 2025 at 1:30 pm	Zoom platform	<ul style="list-style-type: none"> <li>• Proposed adoption of rules pertaining to dogs at the beach (for more discussion see minutes of 76_88_80 Board meeting)</li> </ul>
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	Beach Clubhouse	

The **2025 annual members’ meeting** for the Rocky Ridge Properties Owners’ Association (i.e., the annual homeowners’ meeting) 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 member meeting.