

ROCKY RIDGE PROPERTIES OWNERS' ASSOCIATION

NOTICE TO MEMBERS OF
ANNUAL MEETING OF MEMBERS ON SEPTEMBER 2, 2023

The September annual meeting of the members of the Rocky Ridge Properties Owners' Association will be held at the Rocky Ridge Beach Clubhouse at **11:00 am on September 2, 2023**. The meeting will be followed by a barbecue lunch hosted by the Association.

REVISED AGENDA

[This agenda supersedes any previously distributed agendas for the meeting.]

- 1. Quorum count and introduction of members/homeowners**
- 2. Review and approval of minutes of 2022 annual meeting of members.** Draft minutes for such meeting may be viewed on the Rocky Ridge website (<http://www.rr-tahoe-com>) under the "Owners" page and the tab entitled "Meeting Minutes".
- 3. Announcement as to election of directors by acclamation.** At the board meeting on June 28, 2023. Directors Laura Bertone, Frank Pagliaro, Curt Sproul and Bruce Shepherd ran for re-election without opposition and thus were re-elected to additional two year terms.
- 4. Property Manager's Report**
 - a. Update regarding mitigation strategies for bear break-ins (e.g., bear mats, dumpsters, etc.)
 - b. Update as to maintenance/capital project updates.
- 5. President's report**
 - a. Update regarding insurance and cost coverage issues.
- 6. Treasurer's Report**
 - a. Overview of budget issues
 - b. Update regarding periodic homeowner assessments (explanation as to 2023 special assessment and the relative likelihood for further adjustments in assessments).
 - c. Resolution to apply excess assessment funds from 2023 (if any) against 2024 Association expenses.
- 7. Common Area rules and enforcement mechanisms.** Association rules and limitations regarding use of Common Areas by owners and invitees; **enforcement** mechanisms for association rules; responsibility of owners for conduct of their invitees
- 8. Additional questions from homeowners**
- 9. Adjournment**