

Notice of regular meeting of the Board of Directors
of the Rocky Ridge Properties Owners' Association
Meeting Date & Time: February 6, 2024 at 1:30 p.m.

Meeting Location. The meeting will be held using the ZOOM platform. William "Yates" Bauder and/or Justin "Buster" Fenley will participate in the meeting as representatives of the Association by joining the meeting from the Association office at the base of the Rocky Ridge hill. Board members will participate by linking in through the internet from remote locations.

Zoom link information for the meeting is set forth below. Homeowners are welcome to participate in the meeting through the Zoom link or by attending in person at the Association office. Homeowners also can join the meeting by dialing in to one of the dial-in phone numbers listed below¹.

Join Zoom Meeting

<https://us02web.zoom.us/j/4106852923>

Meeting ID: 410 685 2923

One tap mobile

+16699006833,,4106852923# US (San Jose)

+16694449171,,4106852923# US

Dial by your location

- +1 669 900 6833 US (San Jose)
- +1 669 444 9171 US
- +1 689 278 1000 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US

Find your local number: <https://us02web.zoom.us/j/khHWDiwk3>

Agenda

1. **Approval of Minutes of 1-2-24 Meeting.**
2. **Update regarding insurance procurement.**
3. **Discussion of potential adjustments to 2024 budget and assessments (to address primarily the evolution of the Association's insurance premiums)**
4. **Discussion of procedures for 2024 Board of Directors election.** See the attached Notice of Annual Election of Directors.
5. **Update regarding Committee considering potential revisions to operating procedures for Rocky Ridge common areas**

¹ Note: Our experience is that homeowners suffer heightened challenges in successfully dialing into our ZOOM Board meetings through telephone calls. We thus encourage those desiring to participate to do so through the ZOOM URL address.

6. Homeowners and Board members may suggest other issues for discussion².

Closed Session

(Unless otherwise directed by the Board, participation in closed sessions is limited to Board members)

7. Discussion of potential contract dispute and potential litigation.

8. Adjournment.

Schedule for regular board of director meetings after Labor Day in 2023 through Labor Day in 2024: The proposed schedule for regular board of director meetings for the Rocky Ridge Properties Owners’ Association is as follows (both the dates and the contemplated topics are subject to change by the board):

Date	Location	Contemplated Topics (subject to change)
February 6, 2024 at 1:30 p.m.	Zoom platform	Discussion of potential revisions to operating procedures applicable to Rocky Ridge common areas Update re: efforts to obtain refunds from MRMG with respect to previously procured property damage policies.
March 26, 2024 at 1:30 p.m.	Zoom platform	
May 14, 2024 at 1:30 p.m.	Zoom platform	
June 18, 2024 at 1:30 p.m.	Zoom platform	
August 31, 2024 at 9:00 a.m.	Beach Clubhouse	

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

² Note that California law may impose certain limitations upon Board action with respect to items that are not noticed on the agenda.

NOTICE OF ANNUAL ELECTION OF DIRECTORS
(AND OF TIMELINE AND PROCEDURES FOR THE ELECTION)

Date of this Notice: **February 6, 2024**

The governing documents for the Rocky Ridge Properties Owners' Association call for annual elections for a portion of the 7 seats on the Association's board of directors. The directors are elected through a vote of the homeowners (each homeowner also is a member of the Association). Each director serves for a term of 2 years. Three of the 7 director seats are up for election in 2024; these seats currently are held by Steve Dohrmann, Robert Schuchardt and Matt Howarth. The seats for the other 3 current directors (Laura Bertone, Frank Pagliaro, Curt Sproul and Bruce Shepherd) will be up for election in 2025. This notice is the "2024 Election Notice" referred to below. These elections will be handled as follows (**all dates are in calendar year 2024**):

- (1) **Inspector**. The Board of Directors has appointed Tyler O'Neal to serve as the Inspectors of Elections with respect to the 2024 director election, and Tyler has accepted such appointment.
- (2) **Compliance with Association Rules and California Law**. The Association and the Inspector have established this timeline for the election which (a) will permit ballots to be tabulated, and results announced, at the annual meeting of the members of the Association at the Rocky Ridge Beach Clubhouse at **11:00 a.m. on Saturday 8/31**, and (b) to the best of the Board's knowledge, will comply with the requirements of the Association's Election Rules and the provisions of California law.
- (3) **Nomination of Candidates**. Owners who are current in their assessment payments may self-nominate themselves to run for a director seat by contacting the Property Manager, Bill ("Yates") Bauder (by email to rrpoa@sbcglobal.net) by **5:00 p.m. on 6/10**. The Association shall provide email or other written confirmation to each nominated candidate within 7 days after receipt of the candidate's nomination (unless the individual fails to qualify for candidacy, in which case the Association shall so inform the individual, with a brief explanation).
- (4) **Election by Acclamation**. **NOTWITHSTANDING THE FOREGOING**, the board may elect directors without member balloting if, as of **5/27**, the number of candidates is the same or fewer than the board spots to be filled, subject to the following:
 - o **Reminder Notice**: The Inspector shall provide notice (the "Reminder Notice") to the members that such situation applies as of **5/27**. The Reminder Notice shall be provided to the members by **6/5** and shall identify all candidates nominated as of **5/27**. The Reminder Notice further shall include a copy of this 2024 Election Notice.
 - o **Noticed Board Meeting**: If as of 5:00 pm on **6/10**, the number of candidates still is the same or less than the number of board spots to be filled, then the board, in a noticed board meeting **between 6/11 and 6/21** (which notice identifies the candidates), may elect the candidates by acclamation (and without balloting or the other steps in section 5 below).
- (5) **Election**: If the seats are **not** filled through election by acclamation, then the following shall apply:
 - o **Candidates Notice**. By **6/25**, the Inspector shall provide members with the following notice (the "Candidates Notice"):
 - The notice shall set forth the names of the eligible candidates timely nominated to run in the election;
 - The notice shall include a copy of this 2024 Election Notice;
 - The notice shall set forth the deadline for submission of ballots (as described below), and the address to which ballots must be returned to be counted in the election (i.e., the ballots should be mailed to PO Box 432, Tahoe City, CA 96145, Attn: Inspector of Elections – 2024 Board Election); and
 - A notice shall include a statement that (a) the Inspector has compiled a list of candidates, and that candidates may verify the accuracy of their individual information on that list, provided such verification is completed (by email to rrpoa@sbcglobal.net) by **5:00 pm on 7/9**, and (b) the Association has compiled a list of members, and that members may verify the accuracy of their individual information on that list, provided such verification is completed (by email to rrpoa@sbcglobal.net) by **5:00 pm on 7/9**.
 - o **Candidate Statements**. By **7/9**, candidates may provide a candidate statement of up to 350 words. The statement should be provided to Yates and the Board's Secretary (Bruce Shepherd) by email to rrpoa@sbcglobal.net.
 - o **Ballots**. No earlier than **30 days after provision of the Candidates Notice**, and by a date (**7/26**) which is **at least 30 days before the** deadline set forth below for submission of ballots, Yates shall circulate ballots (along with any candidate statements) to the members in accordance with the voter list. The instructions accompanying the ballots shall inform members that to be counted, ballots must be returned before 5 minutes **after** the meeting on **8/31** is called to order. Additional instructions for return of ballots may be set forth in the cover letter distributing the ballots.
 - o **Counting of Ballots**. The ballots will be tabulated at the meeting by the Inspector (or his delegee, including William Bauder and/or Justin Fenley). The 3 candidates receiving the most votes will be elected as directors for the 3 seats.
- (6) **Announcement of Results**. The names of the elected candidates will be announced at the end of the **8/31** meeting of members, will be entered in the minutes of the Board, and will be announced to the members by general notice by **9/30**. The announcement of the tabulated results shall include a statement that the Inspector shall retain the ballots, the candidate list and the voter list for a period of one year, subject to any additional mandates set forth in the Election Rules or California law. The above represents a summary of the election process. The election process is subject to additional requirements set forth in California law and in the governing documents (including the Election Rules) of the Association.