

Notice of Regular Meeting of the Board of Directors
of the Rocky Ridge Properties Owners' Association
August 30, 2025 at 9:00 a.m.

Meeting Location. The meeting will be in the Rocky Ridge beach clubhouse.

Closed Session Agenda

1. Discussion regarding dispute with the Association's insurers.

Open Session Agenda

2. Approval of minutes of July 15, 2025 Board meeting
3. Property Manager's report
4. Update as to 2025 Board of Directors Election.
5. Discussion regarding allocation of responsibilities amongst the Association's officers.
6. Discussion of AB 130 [actions of HOA boards to address violations of CC&R's and/or operating rules] (Matt)
7. Calculation of Assessments applicable to 2026 calendar year (Laura)
8. Discussion of any issues likely to be raised in the annual homeowner's meeting
9. Homeowners and Board members may suggest other issues for discussion. (Note that California law restricts the Board's ability to take action on items that have not been agendized for discussion)
10. Selection and approval of proposed Board meeting schedule for 9-2025 to 9-2026 year. Proposed dates:

8-30-25			
10-28-25	12-30-25	4-7-26	6-23-26
11-18-25	2-10-26	5-26-26	9-5-26

11. Adjournment.

Notice of Annual Meeting of the members of the Rocky Ridge Properties Owners' Association
(i.e., the property owners)
August 30, 2025 at 11:00 a.m.

The meeting will be in the Rocky Ridge Beach Clubhouse. The Association will host a beach barbecue right after the meeting.

Agenda

1. Call to order; request for members to submit ballots (the deadline is 5 minutes after commencement of the meeting)
2. Approval of the minutes of the 2024 annual meeting of members of the Association
3. Property Manager's report
4. Report as to scheduled meeting dates for the board for September 2025 thru September 2026
5. Financial report and calculation of assessments applicable to 2026 calendar year (Laura)
6. Motion to apply any excess Association funds from the 2025 calendar year to expenses incurred in 2026 (Laura)
7. Discussion regarding use of the beach facility over the 4th of July holiday weekend.
8. Homeowners and Board members may propose other topics for discussion (California law restricts the Board's ability to take action on items that have not been noticed for discussion).
9. Announcement of results of Board election (Tyler, as the Inspector of Election)
10. Adjournment

Notice of Regular Meeting of the Board of Directors
of the Rocky Ridge Properties Owners' Association
August 30, 2025 [Right after the Homeowners meeting]

Meeting Location. The meeting will be held within the clubhouse at the Rocky Ridge beach.

Agenda

Election of Association officers (for the period through the board/homeowners meetings to be held on Saturday of Labor Day weekend, 2026)