

Annual Meeting of the Members of the
Rocky Ridge Properties Owners' Association
Meeting Date: September 2, 2023 at 11:00 am
Meeting Location: Rocky Ridge Beach Clubhouse

Meeting Minutes

Notice of the meeting was provided to the members (aka the "homeowners" at Rocky Ridge) in July of 2023. Fifty-four members attended the meeting, including directors Steve Dohrmann, Bob Schuchardt, Laura Bertone, Matt Howarth and Bruce Shepherd..

President Steve Dohrmann called the meeting to order at 11:03 a.m.

1. **Approval of the minutes of 2022 annual meeting.** Laura Bertone moved that we approve the minutes (as drafted and posted on the Rocky Ridge website). Bruce Shepherd provided a second. The motion passed unanimously.
2. **Quorum count and introduction of members.** President Dohrmann next asked for attending homeowners to introduce themselves. Each attending member introduced themselves, noting their unit number and duration of ownership. Several members reported that they or their family predecessors have owned the same unit at Rocky Ridge for over 50 years.
3. **Announcement as to election of directors and officers.** President Dohrmann announced that (a) incumbent board directors Laura Bertone, Frank Pagliaro, Curt Sproul and Bruce Shepherd were re-elected by acclamation at the June 28, 2023 Board meeting, and (b) the directors elected Steve as President, Bob as Vice President, Laura as Treasurer and Bruce as Secretary for the period from September 2, 2023 to September 6, 2024..
4. **President's report.** President Dohrmann dedicated most of his report to a discussion of the challenges that the Association is facing in procuring fire insurance. These challenges also were discussed in the Board meeting immediately preceding the annual meeting of the Members, and Members are referred to the minutes of the Board meeting for further discussion of the challenges covered by Steve.
5. **Property Manager's report.** Yates provided a report similar to the report that he provided at the Board meeting immediately preceding the annual meeting of Members. Members are referred to the minutes of the Board meeting for further discussion of the issues covered by Yates.
6. **Treasurer's report.** Treasurer Laura Bertone provided an annual financial report to the members. She noted that the Association is in good financial condition, with reserves and annual assessment revenues more than sufficient to cover anticipated costs. But Laura noted certain cautionary items, including fire insurance and the likelihood that the Association will be required to increase assessments materially next year in order to continue to cover fire insurance premiums. Laura also discussed these issues in the Board meeting immediately preceding the annual meeting of the Members, and Members are referred to the minutes of the Board meeting for further discussion of the issues covered by Laura.
7. **Member comments.** The reports from Steve, Yates and Laura sparked further questions and comments from some members in the audience, who noted in particular the following:
 - a. Several members voiced concerns about the steps being taken to find competitive insurance bids. Some of these members also expressed outrage that the insurers were unwilling to provide their quotes until moments prior to expiration of the Association's 2022-23 policy (which expired on 5-15-2023). The Board members responded that they have taken several steps to enhance the Association's pursuit of sufficient and cost-effective fire insurance, but the Board members also conceded that those steps have not yet been all that effective. The Board further responded that

it plans to meet with its insurance broker to establish a stricter process for pursuing the Association's 2024-25 insurance package.

- b. One member asked for the Board to consider establishing a "self-insurance" program, in lieu of procuring fire insurance from companies that seem to dramatically increase premiums every year. Discussion on the issues ensued, and one member pointed out that the Association's current CC&R's generally do not permit the Association to "self-insure" against fire and property damage risks, and further that self-insurance program likely would cause owners with mortgages to go into default on their mortgage loans. A switch to self-insurance would require material re-thinking of the manner in which the CC&R's operate and encourage/provide for reconstruction following a major damage event.
- c. Some members felt that participation in a special fire protection program (e.g., the "fire wide" program, or other programs focused upon producing greater "clear space" around buildings within Rocky Ridge) might facilitate negotiation of lower fire insurance premiums.
- d. One member argued that the current system for calculating assessments, pursuant to which net Association expenses are split equally among the units, is unfair and should be changed to call for net Association expenses to be split on a per square foot basis. The Board explained that the current CC&R's mandate the current process, and that it would require a CC&R amendment to change the mechanic.
- e. Some members voiced that they are concerned about boating and swimming safety at the end of the pier. They encouraged the Board to post more signs promoting water safety and to enforce protocols reserving the right side of the pier for swimming only. They also encouraged the Board to consider the scope and nature of the tasks being assigned to the pier attendant.
- f. Some members expressed concern about the number of non-Owners and non-guests that have been gaining access to, and using, the beach facilities.
- g. Some members lamented the increasing frequency by which Owners and guests are permitting dogs to run in common areas off leash. These members noted that the same dog that seems safe and lovable to his or her owner can cause material apprehension for others.

The Board acknowledged the comments from the members and agreed to consider each of them. In particular, the Board aims to focus upon (1) how to better pursue and procure fire insurance for the Association (including by considering some of the tools mentioned in the member comments) and (2) evaluating changes to the Association's operating rules, protocols and technology, so as to better address operating issues such as beach security.

8. Additional Items.

- a. Yates noted that over the course of the fall, the maintenance team at some point will check all of the Townhouse units to make sure that bear mats are turned on.
- b. The Board reminded Townhouse Owners that should a bear break into an Owner's unit when there is no bear mat, or when the bear mat is turned off, then under the Association's rules, that Owner will bear materially greater financial responsibility for any damages than the Owner would have borne had its bear mat instead been turned to "ON."
- c. The Board reminded Owners that the CC&R's mandate that each Owner shall maintain certain minimum levels of insurance, including fire insurance which contains "loss assessment" coverage. The Board encouraged Owners to double-check with their insurance providers to make sure that they have procured an insurance package that meets the requirements of the CC&R's.
- d. The Board reminded Owners to make sure that they have provided accurate email and mailing addresses to the Association, so as to assure that they are receiving all notices distributed by the

Association. Many of these notices cover important topics and elections, and it is important that Owners have established and maintain contact with the Association so they can participate in important discussions and decisions.

The meeting adjourned at 1:11 p.m.