

Meeting of the Board of Directors of the  
Rocky Ridge Properties Owners' Association  
Scheduled Meeting Date: August 31, 2024 at 9:00 am  
Meeting Location: Rocky Ridge Clubhouse  
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:** Board members Steve Dohrmann, Frank Pagliaro, Laura Bertone, Matt Howarth, Gail Gabiati and Bruce Shepherd attended the meeting in person at the Rocky Ridge Clubhouse. Board member-elect Jim Naylor also attended the meeting in person. Board member Bob Schuchardt participated through a remote telephonic connection. A quorum of Board members thus was present throughout the meeting.

President Steve Dohrmann called the meeting to order at 9:02 am.

1. **Approval of minutes.** Frank moved the Board adopt the draft minutes previously circulated to Board members for the last Board Meeting. Laura provided a second and the Board unanimously approved.
2. **Property Manager Report.** Buster provided the property manager's report. Buster reported that the annual maintenance work is proceeding without problems. Yates cautioned homeowners to keep their bear mats in the "power on" status for as much of the day as possible, and Buster re-iterated that if a homeowner does not have a bear mat, or does not have his or her bear mat turned on at the time of a break-in, then per the Association's CC&R's, the homeowner will be solely financially responsible for the costs of any damages to the door of the unit [NOTE: Homeowners always are solely responsible for damages occurring through a bear break-in through a window of a unit]. Buster noted that the maintenance crew also has been focused on creating defensible space around the residential buildings, and that the Association's insurance carrier commented positively on the defensible space work. Buster also noted that the Association may need to consider an alternative approach to our annual furnace inspections; A Degree Above has indicated that it may not have capacity for this work.
3. **Update as to insurance premium refunds.** The Board determined to discuss this issue in closed session after the open portion of the meeting. Frank noted that he would recuse himself from these discussions. Frank previously has noted that his law firm has represented (in the past and in separate and unrelated matters) one or more of the entities that are involved in the group of entities through which the Association has procured the pertinent insurance. Frank has determined to recuse himself in order to assure that the deliberations would not be tainted by any appearance of a conflict of interest.
4. **Appointment/Election of new Board Members.** Steve announced that Curt Sproul has sold his unit, and that the Board has appointed Gail Gabiati to serve out the balance (one year) of Curt's term. Steve also announced that per the Association's annual election process, Steve Dohrmann, Matt Howarth and Jim Naylor were elected by the Board by acclamation to two year seats (Jim fills the seat formerly occupied by Robert Schuchardt).

5. **Discussion of rules pertaining to dogs within Rocky Ridge Common Areas.** The Board agreed to defer discussion of this issue to the annual homeowners meeting following the Board meeting.
6. **Buoys.** Jim Naylor reported that the governmental authorities have approved the installation of up to 4 new buoys at the Rocky Ridge buoy field. This approval still requires some level of approval, and it is hoped that the final approvals will be issued by the Fall of 2025.
7. **Installation of exterior electronic bear window wiring around windows.** The owner of unit 107 requested approval from the Board for the installation of electronic bear window wiring around the windows of the unit, so as to deter bear break-ins. The request was made on an emergency basis, given that it appears that the same bear has visited the unit several times and endeavored to break-in through the windows. Buster confirmed that multiple units may be threatened by this type of bear conduct. In response to the concern, Bruce moved that the Board adopt the following policy, effective immediately:

Resolved, that a homeowner may install exterior electronic bear window wiring to protect against bear break-ins through the windows of the homeowners unit, so long as (i) the wiring is generally consistent on both aesthetic and operational grounds with the electronic bear window wiring that has been installed at other west shore properties by Bear Busters, Inc.; and (ii) the design and operational features have been approved by the property manager. If the above condition is satisfied, no further Board approval shall be required as a condition to the installation.

Frank provided a second for the motion, and the Board voted unanimously to approve the motion.

The meeting adjourned around 10:30 am. The subsequent closed session of the Board adjourned around 10:50 am.

**Scheduled remaining regular Board of director meetings in 2024 and through Labor Day in 2025:** 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)
October 22, 2024 at 1:30 pm	Zoom platform	<ul style="list-style-type: none"> <li>• Status of premium refunds</li> <li>• Insurance renewal</li> <li>• Discussion of adjustment to assessments</li> </ul>
November 26, 2024 at 1:30 pm	Zoom platform	<ul style="list-style-type: none"> <li>• Insurance renewal</li> <li>• Adoption of 2025 budget</li> </ul>
December 30, 2024 at 1:30 pm	Zoom platform	<ul style="list-style-type: none"> <li>• Insurance renewal</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> </ul>
March 18, 2025 at 1:30 pm	Zoom platform	
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 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 meeting.