

Meeting of the Board of Directors of the  
Rocky Ridge Properties Owners' Association  
Scheduled Meeting Date: October 22, 2024 at 1:30 pm  
Meeting Location: Zoom Platform  
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, Matt Howarth, Gail Gabiati, Jim Naylor and Bruce Shepherd attended the meeting by logging in to the Zoom platform. Board member Laura Bertone did not participate in the meeting.

Several homeowners attended the meeting, including J Jones, H Howerton, D Shore, A Clary, A Carlson, T Borden and C Lynch.

A quorum of Board members thus was present throughout the meeting.

President Steve Dohrmann called the meeting to order at 1:37 pm.

1. **Approval of minutes.** Gail moved the Board adopt the draft minutes previously circulated to Board members for the last Board Meeting. Matt provided a second and the Board unanimously approved.
2. **2025 Insurance.** The Board moved this item to the start of the meeting so as to hear a report from insurance consultant Ryan Taylor. Ryan reported that he is in the process of seeking renewals from the carriers that provided coverage for most of the 2024 calendar year, and he is cautiously optimistic that he will be able to renew these policies for a total per diem cost to the Association of less than 110% of the per diem premiums charged for these policies for 2024.
3. **2024 Insurance.** Jack Dittoe provided a report as to the status of the Association's efforts to recover a portion of the premiums paid for the 2024 policies. In brief, the general theory for such recovery is that the Association duly cancelled the policies before expiration and that the Association thus is entitled to recovery of the premiums attributable to periods subsequent to the cancellations. The Association has engaged counsel and is pursuing discussions with the various parties that played roles in the insurance group.
4. **Update as to analysis of 2024 and 2025 homeowner assessments.** Laura Bertone was called away to another meeting. Laura's report as to the assessments due for these periods will be deferred to the next Board meeting.
5. **Property Manager Report.** Buster reported that the maintenance team is busy preparing the grounds and the buildings for winter. Buster, Yates and Matt agreed to work together to come up with a list of winter preparation tasks that homeowners should consider for their units. The list will be included in a November newsletter.

6. **Discussion re: revisions to rules pertaining to dogs in Rocky Ridge common areas.** As promised in the August homeowners' meeting, the Board held a discussion as to whether the rules pertaining to dogs and the Rocky Ridge common areas should be revised.
- a. There was no dispute as to whether dogs should be permitted in Common Areas within the "up the hill" portion of the Rocky Ridge grounds. The consensus ratified that dogs should not be allowed off leash in such areas. Homeowners also were reminded that this requirement includes travel to and from a homeowner's or guest's car and his or her townhouse unit.
  - b. There was more disparity of views on the issue as to whether dogs should be prohibited at all times from the Rocky Ridge beach areas (including the parking lot, the club house and all areas on the Lake Tahoe side of the beach gate). The Association's current rules so preclude, subject to two exceptions:
    - (1) service dogs may be brought to the beach areas so long as they are kept on leash and controlled in an appropriate manner; and
    - (2) homeowners may traverse the beach areas with their dogs for the purpose of bringing their dogs to a boat or other water vessel and then back to their car, so long as the dogs are kept on leash as they cross the beach areas.

In the August 2024 homeowners' meeting, and again in the October 22, 2024 Board meeting, several homeowners argued that the dog rules should allow flexibility for dog visits to the beach areas when the beach areas are not being used to a material extent by other homeowners or renters (e.g., early on summer mornings)

Other owners, meanwhile, suggested that dogs should not be permitted at the beach areas at any time whatsoever. Some homeowners also noted that this type of blanket prohibition rule applies at other developments with beaches along the Lake Tahoe shoreline.

Some homeowners also argued that perhaps the rules should prohibit from the beach areas only dogs that do not belong to homeowners (in other words, the argument was made that more lax usage rules should be applied for homeowner dogs relative to renter dogs).

Finally, some homeowners proposed that the dog issues should be deferred until a survey can be undertaken and reviewed as to the views of the entire Rocky Ridge community on the dog issue.

In the end, the Board decided to pursue a compromise consisting of the following (it being anticipated that the Board will vote on this compromise (or some derivation of the same) at its March 18, 2025 meeting):

- A. Prior to June 20 and after September 10 of each year, homeowners and renters may bring dogs to the beach areas throughout the day (so long as at such time the beach areas are then open for use). Homeowners may permit their dogs to use the beach areas "off leash" during these periods, but subject at all times to the additional limitations set forth in paragraph E below.
- B. From June 20 to June 30 and from July 6 to September 10, homeowners and renters may bring dogs to the beach areas, but only prior to 9:00 am. During time periods on these days prior to 9:00 am, dogs shall be permitted in the beach areas "off leash", subject at all times to the additional limitations in these rules (see section E below). No dogs shall be permitted within beach areas on these days after 9:00 am (subject to section D below).
- C. No dogs shall be permitted in beach areas at any time from July 1 through July 5 (subject to section D below).

- D. There are two exceptions to the above limitations:
- (1) service dogs shall be permitted within beach areas at all times, so long as they are “on leash” and not unreasonably interfering with use of beach areas by other homeowners and guests; and
  - (2) so long as a dog is “on leash” and it is not unreasonably interfering with use of the beach areas by other homeowners or guests, a homeowner or renter may permit its dog to traverse the beach areas for the purpose of reaching a boat or other water vessel, and for returning from the water vessel to a car.
- E. Notwithstanding the foregoing, dogs within beach areas will be subject to the following additional limitations:
- (1) no dog may stay within beach areas at any time if its behavior is interfering with reasonable use of beach areas by other homeowners and guests. To be clear, people have priority over dogs, and homeowners and renters must take care to control their dogs during the permitted use times. It is hoped that both dog owners and others will express concerns with civility and reasonable accommodativeness.
  - (2) Homeowners and guests shall be responsible for promptly and thoroughly cleaning up all dog waste left by dogs under their command.
  - (3) Failure to comply with these rules may result in disciplinary action, including loss of the privilege to bring a dog to the beach areas.

The Board made three additional determinations with respect to the foregoing rules:

- X. First, before approving the rules and making them effective, the Board determined to provide homeowners with a time period to comment upon the proposed rules. More specifically, the Board will reserve time in each meeting through the Board’s March 18, 2025 meeting for homeowners to express their views on the proposed rule. Homeowners also may express their views on the proposed rules through emails submitted to Buster. Buster can be reached at [rockyridgemaintenance@gmail.com](mailto:rockyridgemaintenance@gmail.com). Buster will endeavor to share the views with the Board members.
  - Y. Second, if adopted, the Board anticipates that the rules shall be effective only through Labor Day in 2025. The Board (in its meeting on Labor Day weekend) will determine whether to adopt the rules on a go forward basis, or to adopt alternative rules. Once again, homeowners will be welcome to submit their views regarding the implementation of the rules, both through comments at Board meetings and/or through emails submitted to Buster.
  - Z. Third, the Board in its discretion may modify the rules pertaining to dogs within beach areas prior to Labor Day weekend in 2025, so long as such modification is adopted in a duly noticed meeting.
7. **Buoys.** Yates reported that the TRPA has indicated that it has approved the installation of 4 new buoys at the Rocky Ridge buoy field. This approval still requires some level of governmental approvals through other governmental agencies, and it is hoped that the final approvals will be issued by the Fall of 2025.
8. **AC Equipment at Unit 39.** The Board approved the installation of air conditioning equipment underneath the back deck of unit 39, and otherwise in accordance with the plans submitted by the

owner of the unit, subject to such modifications as may be approved by the property manager. The Board stressed that the final work of improvement is subject to review of the property manager.

The meeting adjourned around 4:00 pm.

***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)
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> <li>• Time for comment proposed on dog/beach rules</li> </ul>
December 30, 2024 at 1:30 pm	Zoom platform	<ul style="list-style-type: none"> <li>• Insurance renewal</li> <li>• Time for comment on proposed dog/beach rules</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> <li>• Time for comment on proposed dog/beach rules</li> </ul>
March 18, 2025 at 1:30 pm	Zoom platform	<ul style="list-style-type: none"> <li>• Proposed adoption of rules pertaining to dogs at the beach (<i>for more discussion, see minutes of 10-22-24 Board meeting</i>)</li> </ul>
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.