

BOARD OF DIRECTORS MEETING ROCKY RIDGE PROPERTIES OWNERS ASSOCIATION

July 15, 2025
Zoom Platform

Advance Notice of Meeting. Cirra Mason, the Association bookkeeper, provided notice to homeowners of the Board meeting in accordance with the requirements of the Association Bylaws. The means of notice included (i) emails of the notice and agenda to members that have indicated they accept emails as a form of notice, (ii) mailing of the notice and agenda to members who have not so indicated, (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.

Attendance and Quorum. Steve Dohrmann called the meeting to order at 1:30. Board members Matt Howarth, Gail Gabiati, Laura Bertone, Frank Pagliaro; property managers Bill Bauder and Buster Fenley; and various homeowners attended the meeting. A quorum of Board members was present throughout the meeting. Board members Bruce Shephard and Jim Naylor did not attend the meeting.

OPEN SESSION

1. **Approval of Minutes of June 20, 2025 Board meeting.** The Board unanimously approved the minutes of the June 20, 2025 meeting in the form previously circulated to the members.
2. **Election Procedure.** All candidate statements have been submitted and the election package will be mailed out in the next two days. Tyler O'Neil is the Inspector of Elections.
3. **Property Manager Report.**
 - There are 3 pier attendants at the beach and one buoy still available.
 - The distribution of the Dog Policy flyer last month has reduced the problems of off leash dogs.
 - Bears are present in the complex day and night. Bear mats are being used and approximately 20 people have installed bear wires.
 - Homeowner Stacy Conner aided Buster in reviewing our buoy policies and determined that a 15 foot mooring line is sufficient and acceptable. If a boat sinks, rental of a RR buoy carries with it an implicit authorization that the Manager will call BJ's Salvage Company to raise the boat and the homeowner is responsible for all costs related to that emergency measure.
 - There was extensive discussion concerning the crowds at RR during the July 4th weekend, both during the property manager's report and the homeowners' open discussion session. For clarity, those comments are summarized here. Buster reported that 65-70 RR units were occupied over the weekend. On July 4, 25 units entered the beach property, of which 2 were rental units. On July 5, 37 units entered the beach, 8 of which were rental units. On the night of July 4, only one group entered the beach property. We hired a security guard that night to monitor the main

entrance gates to the upper property. Compared to other beaches, both public and private, the RR beach was one of the least crowded. Homeowner Scott Shephard discussed the possibility of instituting a 'no guests' policy at the beach during the holiday weekend.

- There is definitely a parking problem during this busy weekend, with cars parked on the lawns and in inappropriate spaces. The Board decided to discuss potential calming measures for the July 4 weekend at the October meeting.

4. **Engagement of Counsel on Retainer Basis.** Frank Pagliaro suggested that we retain Porter Simon of Truckee as outside counsel. The firm specializes in representing homeowner associations and they would not require us to submit a retainer. Their hourly rate is \$550, which they will reduce to \$450 an hour for our association.

5. **Officer Allocation of Responsibilities.** Matt and Bruce have updated this chart and it should be finalized by the August 30th meeting. After the election results are announced, the Board will have a short meeting to elect the new officers.

6. **Treasurer Report.** Laura reported on her progress working to ensure that all of our funds are FDIC insured. Rather than spreading out our deposits to ensure that each account is under the FDIC \$250,000.00 limit, homeowner Scott Shephard suggested securities where the administrator of the security parcels out the moneys to ensure coverage. At the August meeting, Scott and Laura will present a recommendation.

7. **Unit 83 Modification Request.** The owners of unit 83 would like to add 2 storage units (under their deck and by the front door) similar in appearance and scope to other modifications done at other units. The proposal was passed unanimously.

At 2:25 the Board adjourned to closed session.

The next Board meeting will be in person at the Beach Clubhouse at 9 am. The Homeowners' meeting will begin afterwards at 11 am. The results of the election will be announced at the conclusion of the meeting and afterwards, the new Board will meet to discuss officer appointments.