

Regular Meeting of the Board of Directors of the
Rocky Ridge Properties Owners Association
Scheduled Meeting Date: March 10, 2026 at 1:30 pm
Meeting Location: Zoom Platform

Meeting Minutes

Advance Notice of Meeting. Justin (Buster) Fenley (the Association's property manager) 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.

Attendance and Quorum: President Matt Howarth called the meeting to order at 1:36 pm.

All Board members Matt Howarth (President), Jim Naylor (Vice President), Gail Gabiati (Secretary) Laura Bertone (Treasurer), Stacy Conner, Stephen Dohrmann and Bruce Shepherd attended the meeting from the outset. A quorum of Board members thus was present throughout the meeting. Buster Fenley participated in the meeting as property manager for the Association. Nine homeowners also attended the meeting.

Open Session

1. Approval of Minutes.

The minutes of the 2/18/26 regular Board meeting were approved.

2. Property Manager Report.

With the good weather, Buster and his team have been able to begin their annual clean up of the grounds early.

41 units have now installed the bear wiring.

Updated buoy and kayak rack rental forms will be sent out in a couple of weeks. These amenities are available only for boats and kayaks owned by a homeowner.

Last year's rodent infestation (squirrels and mice) has encouraged 30 to 40 units to contract for a monthly pest service at the cost of \$85 to \$100 a month. Bruce inquired if it might be more cost effective for the Association to take on this responsibility. Buster will report back when he receives quotes from pest control companies to service our entire property. He will also reach out to other associations to determine whether the owner or the association bears the expense of pest control. Currently our staff looks for the entry spots, especially for squirrels. It is almost impossible to find the tiny entry points that mice use. Laura pointed out that our general philosophy is that inside the walls is the responsibility of the homeowner, but since the animals are entering from the exterior, this could be a gray area.

There will be another FireWise inspection soon to maintain our certification. Buster reminds everyone to completely cover your firewood with tarps and to remove all personal items in or near the electrical box closets.

There was some concern that one or two homeowners or renters are leaving their condos for days at a time while leaving a car in the parking lot. This hinders snow removal. No long term parking is

allowed if the condo is unoccupied. Parking is for “Allowed Users” only and should not be utilized to satisfy long term parking needs when the Allowed User is away from Rocky Ridge.

3. Treasurer’s Report

Laura and Buster are meeting with Roman, our new accountant, and will address some problems in the transition between bookkeeping systems.

Laura is consolidating our bank accounts while still maintaining balances at acceptable level for risk management. She also confirmed that the new authorized signers for our Bank of America accounts are: Matt Howarth, Laura Bertone, James Naylor, Stacy Conner and Justin Fenley. William Bauder and Steve Dorhmann are to be removed as signatories.

Last year, the Board approved the purchase of a new dump truck which is finally imminent.

Laura moved and Jim seconded the following motion to facilitate the purchase:

Resolved that \$25,000 be moved from the Real Estate account and up to \$100,000 from the Reserve account to purchase the dump truck.

The vote passed unanimously.

4. 4th of July Committee.

Gail (chair) presented an amendment to the ‘Rocky Ridge Rules and Policies dated May 2025’ that concerns beach use and a change in the definition of Allowed User in the same document. The Committee determined that these changes were necessary before there could be any new procedures to monitor the extra crowds present at the Beach during the 4th of July weekend. Frank Pagliaro is currently working on amendments to the Rules and Policies to reflect AB 130, and agreed to incorporate these changes as well. In addition, the Committee submitted their list of recommendations to implement the changes, which included hiring a security guard who will take names at the gate to monitor that each allowed user brings only 9 guests to the Beach. After discussion, Bruce moved, Gail seconded, and the vote to pass the following resolution was unanimous. Comments from the attending homeowners were invited at this time and there were no objections to the new rules.

Resolved that the Rocky Ridge Rules and Policies are hereby amended as follows:

The definition of “Allowed Users”, as set forth in Section B of the Rules and Policies, is hereby deleted, and the following is inserted in its place:

“Allowed Users” is a term that means and refers to an Owner, an Owner’s immediate family, an accompanied guest of an Owner, or a renter, lessee or other legal occupant of an Owner’s Residence, and their accompanied guests. All Common Areas of Rocky Ridge are reserved for the exclusive use of Allowed Users, as so defined, although commercial vendors, such as contractors, appliance delivery services, and other routine deliveries to Residences also shall have access privileges during periods within which they are engaging in delivery or approved construction activity (see Part “E-5” below, entitled “Rules for Contractors Hired by Owners”).

The language of Section E.2 of the Rules and Policies (but only to the extent preceding the heading “Permission and Rights to Reserve the Beach and Clubhouse Facilities”) is hereby deleted, and the following is inserted in its place:

2. General Rules Regarding Use of the Rocky Ridge Beach and Clubhouse Facilities: Each Allowed User using the Beach and Clubhouse Facilities, including any groups of Allowed Users (regardless of the group's size), should act in a welcoming manner that facilitates the use of the Beach and Clubhouse Facilities by others at the same time. No group regardless of size should monopolize the facilities or make other Allowed Users feel that their use is subordinate in priority.

During the summer periods (i.e., Memorial Day Weekend through the Labor Day weekend), usage of the Beach and Clubhouse Facilities by groups greater than 15 people in size per Residence is prohibited. With respect to the July 4th Holiday and associated weekend if applicable (as specified by the Board), usage of the Beach and Clubhouse Facilities by groups larger than 10 people per Residence is prohibited. Children under the age of 5 years old shall not count in the group size.

Notwithstanding the foregoing, larger groups may utilize the pier solely to access a boat(s) through the pier, so long as they otherwise comply with the Association's pier and Beach use restrictions when passing through the Beach and Clubhouse Facilities.

Guests that are not accompanied by an Owner or a renter, lessee or other legal occupant may not use the Beach and Clubhouse Facilities.

Beach users may not reserve beach chairs, tables, umbrellas, the ping pong table, or grills. Owners are asked to remove their belongings from chairs and tables when not being reasonably used for an extended period.

The language within the last paragraph of Section E.2 of the Rules and Policies but only to the extent within the paragraph immediately preceding the heading entitled "Reservation Procedures") is hereby deleted, and the following is inserted in its place:

The Board of Directors and the Development's Property Manager have the right (but not the obligation) to empower on-site personnel and/or a third-party security firm to monitor and enforce these restrictions. Each Owner (or other Allowed User) shall cooperate with such enforcement. Owners are asked to advise the Allowed Users of the Owner's Residence of these use requirements and restrictions, and Owners are reminded that they are responsible for the actions of the Allowed Users who they permit to use the Common Areas. If the Board (or the Development's Property Manager and his/or her on-site personnel) determine that an individual has used the Beach and Clubhouse Facilities in a manner which is inconsistent with these principles, the Board of Directors has the right to sanction such Owner (or other individual). Such sanction may include a fine, and loss of Beach and Clubhouse Facilities usage rights and/or Rocky Ridge Beach boat mooring rights for a period of time deemed appropriate by the Board of Directors. Please report problems and apparent unauthorized use of the Beach and Clubhouse Facilities by persons that are not Allowed Users to the Property Manager at (530) 583-1736, or to the Sheriff's Office at (530) 583-4244.

The Board further unanimously adopted certain recommendations from the "July 4th committee" with respect to operations over the July 4th weekend. The committee suggested several ideas to ease overcrowding at the Beach and Clubhouse facilities over the course of the July 4th 2026 Holiday weekend. More specifically, the Board resolved that, for the period from 8:00 am on Friday July 3, 2026 through 10:00 pm on Saturday July 4, 2026, the following rules shall apply:

- o Usage of the Beach and Clubhouse Facilities by groups larger than 10 people per Residence shall be prohibited, both days. Children under the age of 5 years old shall not count in the count of Allowed Users at the Beach that are affiliated with a particular unit.
 - o The Association shall contract third-party security personnel to assist in enforcing the July 4th use restrictions (e.g., the cap on users affiliated with a particular unit). The security personnel will record the name of each Allowed User, their unit number and the name of each guest.
 - o The Property Manager shall determine the number of security personnel to be engaged; the Board recommended one security official between the hours of 9:00 am to 5:00 pm, each day. The security personnel would be in addition to the beach attendant. The Property Manager has authority to adjust the staffing based upon his or her judgment (and upon the Property Manager's assessment of the relative skill set of the engaged security personnel).
 - o Allowed Users must be present at the beach in order to host a guest. A guest may leave and return during the course of the weekend, but the cap of ten per unit shall not be increased to reflect the departure of a guest that previously was identified as affiliated with a particular townhouse unit.
 - o Security personnel and the beach attendant will report directly to the Property Manager. The Board authorizes the Property Manager to craft, announce and enforce such further use restrictions for the July 4, 2026 weekend as the Property Manager determines to be reasonably appropriate or necessary.
- Following the July 4, 2026 weekend, the Property Manager shall prepare a report as to the relative success of the use restrictions applied over the July 4, 2026 weekend, and the Board shall consider the report and assess whether similar or other restrictions should apply in future years.

Further information regarding use of the Beach and Clubhouse Facilities can be found in the RRPOA Rules and Policies.

5. Board Elections

Board member, Steve Dohrmann, announced that he will not seek re-election. Any homeowners interested in running for the Board must let their intention be known to Buster or Bruce Shepherd (Election Officer) before May 26, 2026.

6. Long Term Capital Planning

At the last meeting, Bruce mentioned that he would like to see the Board examine its procedures for assessing and planning for long term capital spending and improvements. The Board discussed setting up a committee to study both the process and the substance of our decisions regarding capital expenditure planning, asking questions such as:

- What do we see our property looking like in 20 years?
- Are we prudently establishing a list of future projects?
- Are we establishing sufficient reserves to cover the cost of these improvements?

Matt will work on creating this committee. Homeowners who are interested in serving on this committee should contact Buster or Matt.

7. Package Deliveries

Leah Dalby, office manager for Vacation Tahoe (O'Neal Real Estate), spoke about decreased staffing at the real estate office at the bottom of the hill. This impacts homeowners who expect to pick up

their packages delivered by UPS, FedEx and Amazon. The office will not be open all the time as Leah's job requires her to visit other properties. Homeowners should understand that the O'Neal office staff is not responsible for collecting, storing or receiving packages sent to the office. The delivery drivers have a code and have been delivering packages to the front doors of the units. FedEx and UPS drivers are dependable and most always, the same drivers. Buster will give a special code to the delivery drivers so that he can monitor them.

Buster reminds people to not have food deliveries made unless they are planning to be at home at time of delivery. A box of pet food or cartons of cookies will nullify all our efforts with the bear wires and mats we have installed!

At 3:04 pm, the Board adjourned to closed session.

Closed Session

In closed session the Board discussed the ongoing lawsuit against our former insurance brokers, negotiations regarding the settlement of our claims.

The meeting adjourned at 3:14 pm.

Scheduled remaining regular Board of director meetings in 2026 (through Labor Day in 2026): 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) |
|-----------------------------|-----------------------------|---|
| April 7, 2026 at 1:30 pm | Zoom platform | Update on Board elections Long Range Planning Committee discussion Rules & Policies Amendments Acquisition of Dump Truck |
| May 12, 2026 at 1:30 pm | Zoom platform | Update on Board Elections |
| June 23, 2026 at 1:30 pm | Zoom platform | Update on Board elections |
| September 5, 2026 at 9:00am | Rocky Ridge Beach Clubhouse | |
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The 2026 annual members' meeting for the Rocky Ridge Properties Owners' Association is scheduled for the Saturday within Labor Day Weekend, at 11:00 am, September 5. The meeting will be held in the Rocky Ridge Beach Clubhouse.