

Regular Meeting of the Board of Directors of the
Rocky Ridge Properties Owners Association
Scheduled Meeting Date: April 7, 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 1:32 pm.

Board members Matt Howarth (President), Jim Naylor (Vice President), Gail Gabiati (Secretary) and Stacy Conner, attended the meeting from the outset. This quorum of Board members was present throughout the meeting. Steve Dohrmann, Laura Bertone and Bruce Shepherd were not present. Buster Fenley participated in the meeting as property manager for the Association. Seven homeowners also attended the meeting.

Open Session

1. Approval of Minutes.

The minutes of the 3/10/26 regular Board meeting were approved.

2. Property Manager Report.

While there have been no bears break ins this month, bears are still cruising the area as evidenced by a broken window in one of the work trucks that had no food or anything tempting inside.

The annual inspection by the local fire district will occur soon and if a homeowner has not cleared out a closet containing an electrical panel, Buster will remove the items, place them in a large bag and leave them at the unit's front door. No flammable articles may be left inside these closets!

The re-surfacing of the upper pool will commence soon, with an opening hopefully by Memorial Day weekend.

Buster still searches for help updating our website. Hopefully, this could include an online payment portal which homeowners will find useful. He will keep us posted as to his progress.

3. Board Elections.

Three Board positions will be on the ballot. If any homeowner is interested in serving on the Board, please let your interest be known to Bruce Shepherd or Buster by May 25. Steve Dohrmann will not run for re-election. Two current directors are seeking re-election.

4. Long Range Planning Committee.

This Committee will be composed of 2 or 3 Board members and 2 or 3 homeowners and will guide the long range expenditures (hopes and dreams) for the property. Please let Matt know if you are interested in joining this committee.

5. Revision of Rocky Ridge Rules and Policies.

While the 4th of July changes for Beach attendance have been approved and Frank continues to work on the AB 130 compliance (penalties for violations), we have found other inconsistencies in our governing documents that need to be cleaned up. After discussion, the following discrepancies were identified and resolved as follows:

- Reservations for the beach club may commence one week after Labor Day
- This summer, we will allow some boat trailer storage at the bottom of the hill, but owners must contact Buster prior to parking the trailer, give Buster their contact info and must sign a release of liability form.

At 2:24 pm, the Board adjourned to closed session.

Closed Session

In closed session the Board discussed the ongoing insurance litigation and some personnel issues.

The meeting adjourned at 2:50 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)
May 12, 2026 at 1:30 pm	Zoom platform	Update on Board Elections Update on Rules and Policies Amendments
June 23, 2026 at 1:30 pm	Zoom platform	Update on Board elections
September 5, 2026 at 9am	Rocky Ridge Beach Clubhouse	

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.