

BOARD OF DIRECTORS MEETING ROCKY RIDGE PROPERTIES OWNERS ASSOCIATION

June 23, 2026

Zoom Platform

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. Matt Howarth called the meeting to order at 1:30. Board members Bruce Shepherd, Steve Dohrmann, Gail Gabiati, Laura Bertone, Stacy Conner, Jim Naylor; property manager Buster Fenley; and various homeowners attended the meeting. All Board members were present throughout the meeting.

OPEN SESSION

1. **Approval of Minutes of May 12, 2026 Board meeting.** The Board unanimously approved the minutes of the May 12, 2026 meeting in the form previously circulated to the members.
2. **Property Manager Report.**
 - Bears are present in the complex day and night. There are car break ins every night, and more seriously a unit (without bear wires) was entered via the sliding glass door last weekend. If interested, please contact Buster or Bear Busters to have your wires installed. Although this installation is at Homeowner expense, it is an inexpensive way to provide a little extra safety.
 - We are utilizing the services of an outside roofing company to replace the roofs on one or two buildings each year. The roofing project has been completed for this year.
 - Some complaints were voiced about what was perceived to be the late opening of the lower pool. However, the lower pool takes longer to open each year because it is not covered during the winter season, necessitating extra maintenance each spring. Traditionally the lower pool does not open until mid to late June. This year, the lower pool was opened on June 19. Both pools are currently open. Buster will consider ways that might facilitate opening the pool earlier in future years.
 - Buster has hired 4 dock attendants this summer, one more than was employed last year. This will enable there to be 2 attendants during the busy days, and especially on the July 4th weekend. The Board decided to order some Rocky Ridge tee shirts identifying the attendants as RR personnel.
 - Buoy and kayak spots are still available for rental.

- All homeowners were emailed a copy of the new rules concerning the 4th of July weekend. Copies of the one page summary will be distributed to the front doors of all residences before the weekend.
- Buster is working on a revision to the Rocky Ridge website with a volunteer homeowner. The new website will provide easier access to all of our rules and policies. We would also like to integrate billing links on the new website.

3. Treasurer's Report.

Work with our new bookkeeper progresses and more of our books are online and payments fulfilled automatically. We still have too many bank accounts (18) and Laura is researching how best to consolidate and streamline our accounts, while still maintaining the best possible deposit insurance. Scott Shepherd offered to help with this endeavor. They will provide a progress report on this issue at the September meeting.

4. Board Elections.

There are three candidates for three Board positions; they are Matthew Howarth, Jim Naylor and Dan Bosshart. Although we extended the time for additional candidates to come forward, none materialized and thus, we can proceed with an election by acclamation. This represents a great savings of time and money for the Association. Bruce announced that notice was given to all homeowners of our intent to elect by acclamation and made the following motion:

BE IT RESOLVED that we elect Matthew Howarth, James Naylor and Dan Bosshart to the Rocky Ridge Board of Directors by acclamation.

Laura seconded the motion and the motion passed unanimously. Their term will begin after the Homeowners' meeting on September 5, 2026. The Board thanked Steve Dohrmann for his 16 years of Board membership and 12 years as President.

5. Vision Committee.

Jim Naylor, chair of this long range planning committee, has written a prospectus and will distribute it to the Board via email. A number of homeowners have expressed interest in being on the committee.

6. Rules and Policies Amendments.

This document was written decades ago and amended every year. Board members noticed that there are many inconsistencies and redundancies. It is time for an overhaul. Gail will chair a committee assigned to this task but for the moment, Matt has revised the current document to include all recently approved revisions. Bruce moved and Stacy seconded that the Board approve Matt's revised Rules and Policies. The motion passed unanimously.

At 2:54 the Board adjourned to closed session to discuss the ongoing litigation with our previous insurance brokers.

The meeting was adjourned at 3:45.

The next Board meeting will be in person at the Beach Clubhouse at 9 am on Sept 5, 2026.

Draft Agenda:

Review of July 4th regulations for future planning

Update on consolidation of bank accounts

The Homeowners' meeting will begin afterwards at 11 am, with the traditional barbecue to follow.

After the Homeowners' meeting, the Board will have a brief meeting to elect officers and establish dates for future meetings.