

Regular Meeting of the Board of Directors of the  
Rocky Ridge Properties Owners Association  
Scheduled Meeting Date: August 13, 2026 at 1:15 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 by-laws. 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 1:17 pm.

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

**Open Session**

***1. Approval of Minutes.***

The minutes of the 6/23/26 regular Board meeting were approved as revised.

***2. Property Manager Report.***

-Since the last meeting, there has been one bear break in through a window and numerous other attempts where the bear tore off the screen but didn't gain access. Half of the units now have bear wires and Leah is asking all of her homeowners who rent to install them. If all the units are bear protected in this way, it should curtail so much bear activity.

-The grounds crew continues to work on painting where needed. They always check for access points for mice entering the buildings and block those entries. All the plants have been fertilized and Buster has received many compliments on the flowers.

-Buster is installing a camera at the front gate. There have been some instances of people driving through the gate, at times completely destroying the gate. Since these wooden arms are \$500 each, it is necessary to determine who is at fault and bill them for the repairs. Please don't follow the car in front of you through the gate! Wait for it to descend and then enter or exit the property.

-Beach activities have been going well with the well-liked attendants wearing our new Rocky Ridge branded T-shirts.

Buster reports that the new crowd calming July 4<sup>th</sup> rules worked well with no complaints from homeowners. There were two beach attendants on both Friday and Saturday and a hired security guard at the entrance to the beach who checked people in and ensured that no unit ever had more than 9 guests. On July 3<sup>rd</sup>, 39 units were represented with a total of 164 people at the beach. On July 4<sup>th</sup>, 48 units attended, with 216 people. The Board tentatively decided to continue the same system next year. The discussion will be continued in the spring of 2027.

***3. Treasurer's Report.***

We are on budget. With our accounts now on QuickBooks online with our new bookkeepers (Roman is our contact), it is much easier to stay abreast of income and expenses. Work continues consolidating our bank accounts. Roman and Buster communicate frequently with oversight from Laura.

#### ***4. RR Vision Committee.***

Jim Naylor, Chair, reported that the committee had their first meeting and are creating a draft letter to Homeowners explaining the process. Besides the many extravagant wish lists, there are 3 compelling items for discussion: the future of the lower pool, the concrete pads supporting the decks and the siding on our buildings.

#### ***5. 2027 Insurance***

Ryan Taylor, our insurance broker, is able to start negotiating with our current insurers 90 days prior to the end of the policies' terms. He will start giving us information at the September meeting.

#### ***6. Review of Board Allocation of Responsibilities***

The division of responsibilities has been better this year, with more tasks being divided among the Board members. We will discuss this further at the upcoming Homeowner's meeting.

There were no comments or requests for new business from homeowners attending the meeting.

At 1:58 pm, the Board adjourned to closed session.

#### **Closed Session**

In closed session the Board was updated on the litigation with our former insurance brokers and there was some discussion on personnel matters.

The meeting adjourned at 2:40 pm.

**Scheduled remaining regular Board of director meetings 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)                                                                                                                         |
|----------------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| September 5, 2026 at 9am   | Rocky Ridge Beach Clubhouse | Announcement of Election by Acclamation<br>Update on Rules and Policies Amendments; AB 130<br>Division of Board members' responsibilities                       |
| September 15, 2026 at 1:30 | Zoom platform               | Insurance procurement for 2027-Ryan Taylor<br>Discussion of need for Homeowners who rent to have special insurance and name the Association as an insured party |
| October 20, 2026, at 1:30  | Zoom platform               | 2027 budget planning-Laura<br>Insurance procurement                                                                                                             |
| December 8, 2026 at 1:30   | Zoom platform               | 2027 budget planning-Laura<br>Insurance procurement                                                                                                             |

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. Lunch will be held after the meeting.