Regular Meeting of the Board of Directors of the
Rocky Ridge Properties Owners Association
Scheduled Meeting Date: September 15, 2026 at 1:30 pm
Meeting Location: Zoom

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 boards at the Rocky Ridge entrance gate and the Rocky Ridge beach Clubhouse.

Attendance and Quorum: President Matt Howarth called the meeting to order at 1:31 pm.

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

Open Session

1. *Approval of Minutes.*

The minutes of the 9/5/26 regular Board meeting were approved.

2. *2027 Insurance Procurement.*

Ryan Taylor, our insurance broker for the past three years, spoke at length about the current market for insurance coverage. The Tahoe basin has been fortunate that no big fires have occurred and, as a result, some insurance companies are returning to the market. Five years ago, homeowners were faced with a shrinking pool of insurance carriers and were forced to turn to the California Fair Plan with its high premiums, lower coverage and co-insurance penalties. Currently, 20% of our 61 million dollar insurance needs are serviced by the Fair Plan and Ryan is hoping to return us to private companies. Also, the Fair Plan is raising its premiums by an average of 30% and he thinks he can do better for the coming year.
For the past three years, our insurance rates have been calculated at a projected re-build expense of $310 per square foot. We all know that prices for everything have increased during the past three years, and further that were there to be a major casualty in the Tahoe basin, it might be difficult to find available contractors, thereby driving the re-build cost even higher. Accordingly, the Board asked Ryan to shop for new policies with a more realistic $350 per square foot re-build expense assumption. Of course, if there were a cataclysmic event, it must be understood that even that rate would be insufficient, thereby potentially exposing the Association to co-insurance obligations to achieve a full re-build. Co-insurance liability is a complicated topic, but it essentially arises to put the re-build expense burden on the insured when an insured procures re-build insurance at an amount which is less that the actual re-build cost. It thus is necessary to weigh the cost of the increased premium against a reasonable cost to re-build. Another concern is that if we increase our

coverage too much, we may need to find a 6th carrier. (We currently have 5 carriers.) The Board also encouraged Ryan to prefer policies that will waive the co-insurance penalty. Ryan will report back his preliminary findings at the October meeting.

3. Property Manager Report.

Buster reminds homeowners that if they plan on installing bear wires, contact Bear Busters now as they do not do many installations during the winter.
The FireWise certification inspection will occur later this month. Firewood stored outdoors must be completely covered with a tarp that also protects the wood from touching any walls of the unit. If not done correctly, the staff will be forced to rectify the situation and will bill the homeowner for that labor.
Boat attendants have finished for the season but the rowboat is available for use until October 15. All boats, kayaks and paddleboards must be removed from the beach property by October 15th.
The lower pool will close on September 21; the upper pool remains open until October 1. The spa at the upper pool will close for maintenance on Oct 15th and re-open before Thanksgiving.
Those homeowners with wood decks will see their decks power washed and re-finished. These condos are still enjoying the useful lives of their third decks since Rocky Ridge was built and they are still in decent shape. The trex decks and new railing installation will start again in 2028. Buster hopes to complete two buildings each year, but it is dependent on the state of the current decks and man power availability.

4. Treasurer's Report.

Buster will submit cost updates to Jim next month and a first rough draft of the 2027 budget will be ready for the next meeting.

5. Committee Formations.

Gail is heading up a committee revising the current Rules and Policies. Frank Pagliaro, homeowner and lawyer will add the new section on conformity with AB 130 concerning fines allowed for homeowner violations. Dan offered to help on this committee as well. Gail hopes to have a first draft by the next meeting.
Dan will head up a committee looking into the feasibility of adding a vehicle charging station at Rocky Ridge. He will solicit some homeowners to also join this committee.

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

The meeting adjourned at 2:58 pm.

<u>Scheduled remaining regular Board of director meetings in 2026</u>: 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 15, 2026 at 1:30	Zoom platform	Insurance procurement for 2027-Ryan Taylor
October 20, 2026, at 1:30	Zoom platform	2027 budget planning-Jim and Laura Insurance procurement-Ryan Taylor Rules and Policies Revision-Gail
November 17, 2026, at 1:30	Zoom platform	2027 budget planning Insurance procurement Rules and Policies Revision
December 8, 2026 at 1:30	Zoom platform	2027 insurance renewal approvals Approval of 2027 budget
February 9, 2027 at 1:30	Zoom platform	
March 16, 2027 at 1:30	Zoom platform	
April 13, 2027 at 1:30	Zoom platform	