

MINUTES OF 09-04-2004
ROCKY RIDGE PROPERTIES OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

CALL TO ORDER

- Board President Marshall Shambarger called the meeting to order at 9:00 AM in the Rocky Ridge Beach House.
- Board members Ron Benveniste, John Bertone, Gene Campbell, Ted Jones and Bill Trevor also attended the meeting.
- Bill Bauder, Marie Phipps and Ray O'Neal were also present.

APPROVAL OF THE MINUTES

- Approved the minutes of the 05-29-2004 Board Meeting.

TREASURER'S REPORT

- John Bertone gave the treasurer's report. He does not anticipate a dues increase unless there are large insurance claims due to the 2004 Florida Hurricanes. He said we will switch to our new Business Accounting Program on 01/01/2005.

THE BOARD TOOK THE FOLLOWING ACTIONS:

- Asked Gene Campbell to remain as an Assistant Treasurer and to continue helping us set up our new Business Works Accounting Program.
- The Board, acting as the Architectural Committee, approved Mr. Walsh's plans to remodel unit 101 and approved Mr. Conner's plans to build a new home on the lot at the bottom of Rocky Ridge Road.
- Approved an increase in Reserve Budget expenditure of \$10,728 for replacing existing deck railings with the new, previously approved, configuration.
- Instructed Bill Trevor to obtain a typical condominium policy for Satellite Dish Policies for Condominium Associations so that Rocky Ridge can write a new policy that will allow a "Direct TV" antenna and a "Dish TV" antenna to be installed at each Rocky Ridge building. Each of these antenna types are excluded by our current policy.
- Instructed the Landscape Committee to generate a policy for landscaping in areas that must be cleared of brush for fire prevention and to satisfy fire insurance requirements.
- Approved the installation of "Bear Proof" garbage containers at the beach area. The style and placement locations will be approved at the next Board Meeting.

- Accepted, with regret, Ed Lial's resignation from the Rocky Ridge Board of Directors effective September 4, 2004. Ed resigned because of health problems. Ed served many years on the Board and is a former Board President.

PROJECT MANAGER BILL BAUDER'S REPORT OF COMPLETED, ONGOING AND FUTURE PROJECTS

- Replaced decks on units 49-52 and units 65-68. The total cost of \$18,393 was \$7607 under budget.
- Replaced deck railings and repaired units for total cost of \$22,728 which was \$10,728 over budget.
- Replaced roofs on units 57-60. The total cost of \$28,418 was \$732 under budget. Units 86 and 87 are scheduled to be re-roofed starting September 20. The beach house is scheduled to be re-roofed starting September 15. Additional skylights will be replaced this Fall.
- Replaced the deck rails on 8 buildings. Deck rails on the 5 remaining buildings will be replaced next year.
- Shortened the lengths of protruding beams on a number of units.
- Continued rafter cap installation.
- Installed a total of 100 new style lighting fixtures on 7 buildings. The remainder of the building light fixtures and the new post light fixtures will be installed this Fall and next year, making a total of 357 new lighting fixtures. A total of \$9,826 has been spent of the \$20,000 budgeted.
- Painting has gone extremely well and will continue. \$13,000 has been spent to date just for the paint.
- Installed 24 new backflow valves for the sprinkler system. 3 new backflow valves remain to be installed. Total cost will be about \$9,000.
- The landscaping and sprinkler system in the island in front of units 13-16 will be replaced.
- Dead and dying trees will be removed.
- Brush will be removed to reduce the fire hazard.
- Building repairs will continue.

LEGAL-INSURANCE COMMITTEE REPORT

- There was no report.

NEXT BOARD MEETING

- The next Board Meeting will be held at 1:00 PM on Monday October 18, 2004 at Suite 450, 400 South El Camino Real, San Mateo.

ADJOURNMENT

- The Board Meeting adjourned at 10:30 AM.

Ted Jones, Secretary

2004 Board & Annual Meeting Schedule

Date-Day-Time	Meeting	Location
04/12/2004 Mon-1 PM	RR Board	Suite 450, 400 South El Camino Real, San Mateo
05/29/2004 Sat- 9 AM	RR Board	RR Beach House
09/04/2004 Sat- 9 AM	RR Board	RR Beach House
09/04/2004 Sat- 11 AM	RR Annual	RR Beach House
10/18/2004 Mon- 1 PM	RR Board	Suite 450, 400 South El Camino Real, San Mateo

2005 Tentative Board & Annual Meeting Schedule-Needs Board Approval

Date-Day-Time	Meeting	Location
04/11/2005 Mon- 1 PM	RR Board	Suite 450, 400 South El Camino Real, San Mateo
05/28/2005 Sat- 9 AM	RR Board	RR Beach House
09/03/2005 Sat- 9 AM	RR Board	RR Beach House
09/03/2005 Sat- 11 AM	RR Annual	RR Beach House
10/24/2005 Mon- 1 PM	RR Board	Suite 450, 400 South El Camino Real, San Mateo

DIRECTORS

Names	Terms
Marshall Shambarger	(2004-2006)
Bill Trevor	(2004-2006)
Julie Rollofson	(2004-2006)
John Bertone	(2003-2005)
Ted Jones	(2003-2005)
Vacant	(2003-2005)
Ron Benveniste	(2003-2005)

OFFICERS

President	Marshall Shambarger
Project Manager-Vice President	Bill Bauder 'Yates'
Vice President	Bill Trevor
Secretary	Ted Jones
Treasurer	John Bertone
Assistant Treasurer	Gene Campbell
Assistant Project Manager	Gary Turpin

COMMITTEES

Executive Committee: John Bertone
Bill Trevor
Marshall Shambarger

Finance Committee: John Bertone
Gene Campbell
Marshall Shambarger

Property Committee: Bill Bauder
Julie Rollofson
Ted Jones
Ron Benveniste

Legal-Insurance Committee: Mel Gianola
Bill Trevor

Landscape Committee: Bill Bauder
Ron Benveniste
Julie Rollofson
Bill Trevor

Recreation Committee: