

Meeting of the Board of Directors of the  
Rocky Ridge Properties Owners' Association  
Meeting Date: January 26, 2024 at 1:30 pm  
Meeting Location: ZOOM Platform

Meeting Minutes

**Advance Notice of Meeting.** Cirra Mason (the Association's bookkeeper) 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 accept emails as a form of notice; (ii) mailing of the notice and agenda to members that do not 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. William "Yates" Bauder and Justin "Buster" Fenley participated as the designated representatives of the Board for purposes of enabling a ZOOM platform meeting in accordance with California law. Yates and Buster participated from the project development office in the building adjacent to the real estate brokerage building at the bottom of the Rocky Ridge hill.

**Emergency Meeting.** The meeting was called as an emergency meeting in order to permit the Board to consider the relative advantages of procuring the property damage insurance proposed to the Board by its broker, InterWest Insurance. The Board feared that the insurance might not continue to be available on favorable terms should the Board wait until the next regularly scheduled meeting to consider the insurance package.

**Attendance and Quorum:** Board members Steve Dohrmann, Laura Bertone, Frank Pagliaro, Matt Howarth, Robert Schuchardt and Bruce Shepherd attended the meeting remotely through the ZOOM platform. A quorum of Board members thus was present throughout both meetings. Board member Curt Sproul did not attend the meeting.

In addition to the Board members, several homeowners attended the meeting via Zoom (including Ray Coates, Linda Standen, Joanne Weidemann, Robert Stark, Ron Janes, Adele Hennig, Matt Loar and Nick Raby).

President Dohrmann called the meeting to order at 1:34 pm.

**1. Update as to Insurance Issues:** Ryan Taylor from InterWest Insurance provided an update as to his efforts to establish a new insurance package for the RRPOA for 2024. Ryan reported as follows:

- Ryan has assisted the Association in lining up all of the following property damage insurance policies for the Rocky Ridge Townhomes and Common Areas:

<u>Approximate Coverage Amount</u>	<u>Insurer</u>	<u>Insured Property</u>	<u>Approx premium</u>
\$ 10,000,000	Berkshire	Units 1-16	\$ 193,000
\$ 19,000,000	Fair Plan	Units 17-48	\$ 159,000
\$ 11,200,000	Lloyds' 2	Units 49-68	\$ 98,300
\$ 8,800,000	Lloyds' 3	Units 70-71, 74-75, 78-79, 82-83, 86-87, Sales office, Two Pool Bldgs, Maintenance Bldg, common areas, 2 pools, walkways, tennis courts	\$ 82,000
\$ 15,000,000	Lloyds' 1	Units 90-91, 93, 95-96, 98-99, 103-104, 107-109, 111-113, 115-117, 119-120, 122-123, Beach Clubhouse	\$ 129,000
\$ 64,000,000	See 5 policies above	Approx Total (for property damage insurance)	\$ 601,000

- Bruce noted that these policies have materially more favorable (i.e., lower) owner deductible amounts than the property damage policies provided by MRMG.

- Linda Standen asked Ryan Taylor whether the insurance package that Ryan now has arranged for the Association now includes coverage against all of the risks insured against by the package that the Association procured for 2023. Ryan answered in the affirmative (subject to some variations in structure and deductibles). Ryan also noted that the InterWest 2024 package covers many risks that the former 2023 package failed to cover.
- Bruce moved (i) that the Board approve the procurement of the above policies (and that it ratify all acts taken to date to procure such insurance) and (ii) that the Board further approve procurement of:
  - A “difference in conditions” policy to provide insurance against water damage with respect to the properties insured under the Fair Plan policy, so long as the cost does not exceed \$20,000 (and the coverage otherwise is approved by Yates and Laura (as Treasurer)).
  - A “pollution liability” policy providing \$1 million of coverage (on a three year term, for approximately \$22,000)
  - Additional D&O coverage (to bring such coverage up to a total of \$7.5 million, the last \$3.5 million of which will cost around \$5,500)
  - Additional umbrella coverage (to bring such coverage up to a total of \$10,000,000, the last \$5 million of which will cost around \$6,700)
  - Marine operations insurance in the amount of \$2 million (the last \$1 million of which will cost about \$3,500)

The motion was seconded by Frank and passed unanimously.

- Yates and Ryan continue to work upon achieving refunds of premiums for the MRMG policies, to the extent applicable to periods after replacement of such insurance policies. Yates reported that MRMG appears to be cooperating and not opposing such refunds. Yates anticipates that the return of such premiums may take a few months. Ryan agreed to prepare calculations of the amount of premiums that should be returned by MRMG.

**2. Consideration of update to Association’s rules, to address over-crowding.** A committee was formed at the January 2, 2024 board meeting to address issues arising out of over-crowding of Association Common Areas and facilities. The committee members are Frank Pagliaro (Chair), Diane Shore and Janis Jones. The committee has not yet met (but Frank intends to call a meeting shortly). Frank urges homeowners seeking changes in operating rules or norms to contact him. He presently is thinking primarily about new signs to promote traffic safety and steps to encourage owners and renters to comply with the “all dogs on leashes” rules. The Committee also may consider restrictions on motorized bicycles. The Committee also may look at the practices of other Tahoe Basin planned unit developments (some limit use of facilities by renters, or charge renters a “resort fee” or the like). The Committee will report back to the Board later this year.

**3. Property Manager Report.** Yates reported that it has been a light winter, which should result in savings on snow removal budgetary line items. Yates said that he will call the local governmental authorities to check on the approval process for the additional buoys. Yates will report back at the next meeting.

The Board meeting adjourned at 3:19 pm.

**Schedule for regular board of director meetings after Labor Day in 2023 through Labor Day in 2024:** The proposed schedule for regular board of director meetings for the Rocky Ridge Properties Owners’ Association is as follows (both the dates and the contemplated topics are subject to change by the board):

Date	Location	Contemplated Topics (subject to change)
February 6, 2024 at 1:30 p.m.	Zoom platform	Insurance Report Discussion of procedures for 2024 Board election Discussion of revisions to 2024 budget and assessments

		Update from Common Area Committee Update as to permissible buoys in Rocky Ridge buoy field
March 26, 2024 at 1:30 p.m.	Zoom platform	Update from Common Area Committee
May 14, 2024 at 1:30 p.m.	Zoom platform	Update from Common Area Committee
June 18, 2024 at 1:30 p.m.	Zoom platform	Update from Common Area Committee
August 31, 2024 at 9:00 a.m.	Beach Clubhouse	Election of Board Members Update regarding insurance

The 2024 annual members' meeting for the Rocky Ridge Properties Owners' Association is scheduled for the Saturday within Labor Day Weekend, at 11:00 am. The meeting will be held in the Rocky Ridge Beach Clubhouse.