

Meeting of the Board of Directors of the
Rocky Ridge Properties Owners' Association
Scheduled Meeting Date: May 21, 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.

Attendance and Quorum: Board members Steve Dohrmann, 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 the meeting. Board members Laura Bertone and Curt Sproul did not attend the meeting. Bookkeeper Cirra Mason joined for most of the meeting.

In addition to the Board members and property management staff, several homeowners attended the meeting via Zoom (including Larry Jones, Ray Coates, Linda Standen, Nick Raby, Adele Hennig, Ron Janes, Lorna Bender, Herm Howerton, Diane Shore).

President Dohrmann called the meeting to order at 1:33 pm.

1. **Approval of minutes.** Frank moved that the Board adopt the draft minutes previously circulated to Board members with respect to the March 26, 2024 Board meeting. Bruce provided a second to the motion. The Board voted unanimously to approve the draft minutes.
2. **Property Manager Report; Real Estate Office Lease.** Yates reported that the Spring/Summer pre-opening work is proceeding according to plan and that facilities will be opening over the next week or so. There are no "surprises" (such as the delayed pool work that impeded pool openings last summer). Yates also noted that he has reached terms for extending the real estate office lease at the foot of the Rocky Ridge hill. Upon motion from Bruce and second from Matt, the Board voted unanimously to extend the office lease (for three years from its existing June 30, 2024 expiration) on its existing terms, subject to the following:
 - Basic rent shall be increased to \$2,800 per month for the first 12 months, \$2,900 per month for the next 12 months, and \$ 3,000 per month for the final 12 months; and
 - the tenant shall be released from its obligation to insure reconstruction of the building in the event of casualty; and
 - the tenant shall continue to bear general liability insurance with at least \$2,000,000 of coverage on a per occurrence basis, with the Association as a named additional insured.
3. **Update as to insurance premium refunds.** Yates updated the Board as to his efforts to obtain the refunds due to the Association with respect to the insurance policies issued by MRMG for the one year periods from and after May 15, 2023. Yates indicated that the insurance parties have not yet confirmed the calculations of the amounts of the refunds. Yates senses that the insurance parties are dragging their feet. Yates is spending a material amount of his time trying to push this to conclusion. The Board consensus was to engage legal and accounting professional assistance if the

details and refunds are not forthcoming by mid-June. ***As refunds are received, Yates and Ryan will work through the mathematics to assure that the appropriate cancellation dates are used for purposes of calculating the refunds (and/or credits).***

4. ***Update as to calculation of homeowner assessments.*** Bruce noted that the Association cannot definitively complete the 2024 assessment calculations until it can confirm the amount of the insurance premium refunds received by the Association. Accordingly, the Board determined to maintain a quarterly assessment of \$5,500 per unit until the Treasurer has the information to recalculate the appropriate amount of the quarterly assessments.
5. ***Annual election of Board members.*** The Board reviewed the procedures and timeline for the 2024 election of board members. Three seats are up in the election. Steve and Matt indicated that they intend to run for re-election; Bob confirmed that he will not stand for re-election. Yates indicated that he has received indications of interest from 3 other homeowners. Bruce reported that if the number of formal candidates as of May 27th is less than or equal to the number of open seats, then the Board may establish a final deadline of June 10 for members to inform Yates of their candidacy. If as of close of business on June 10th the number of formal candidates continues to be less than or equal to the number of open seats, then the Board may elect the new Board members by acclamation (and without a further member vote). Conversely, if the number of candidates exceed the open seats, then there will be an election by secret ballot. See the notice of election procedures adopted by the Board earlier this year for further details.
6. ***Report from “Common Area Committee.”*** The Board has appointed a committee (Frank Pagliaro; Diane Shore; Jan Jones) to advise with respect to the increased demands being placed upon common areas due to an increase in the number of people visiting Rocky Ridge. Frank Pagliaro (the committee chair) briefly described some conclusions, and the Board (upon motion made by Frank, with a second from Matt and a unanimous vote) adopted the following rules, effective June 1st:
 - **No dogs are allowed on the Rocky Ridge beach**, parking lot and related properties and improvements (i.e., any portion of the property owned by Rocky Ridge near the Lake); provided, however, that so long as an owner keeps a dog on leash and under control at all times, an owner may walk his or her dog through the property for the sole purpose of transporting the dog between a boat and automobile (this exception does not allow dogs, even dogs on leash, to stop en route between the boat or automobile).
 - On all other common areas within the Rocky Ridge properties, dogs are permitted only if on leash and under control of an adult. **DOGS ARE NOT ALLOWED TO RUN OFF LEASH WITHIN ANY COMMON AREAS AT ANY TIME, DAY OR NIGHT.**
 - **Owners are responsible for picking up their dog’s waste** throughout the Rocky Ridge property. Please don’t assume that off trail property does not need to be cleaned up!
 - The committee will work with Yates and Buster to post new signs making clear these rules.
 - The committee also continues to evaluate other proposals regarding common area restrictions. The committee shall report further at the June 18, 2024 Board meeting.
 - Buster has “ramped up” the security procedures to better restrict unpermitted users from accessing Rocky Ridge properties. In a nutshell, the procedures call for the following:
 - ***Access by Owners to Rocky Ridge hill and Rocky Ridge Beach Property*** -- Home owners should continue to use the procedure adopted last summer. Remember that each owner has been provided an access card and a code, either of which can be used to achieve access. These

are unit specific. If you do not have a card or a code, contact Buster in the RR Property management office. DO NOT GIVE OUT YOUR CARD OR CODE TO RENTERS OR TO OTHER OWNERS. Cards or codes that our Property Management team concludes exhibit suspicious over use may be disabled.

- **Access by Renters to the Rocky Ridge hill** -- Renters will use a common “renter” access code to get through the front gate to the Rocky Ridge hill. This code will change frequently. Leah at Vacation Tahoe will work with Buster to make this work as efficiently as possible. If a renting homeowner does not use Vacation Tahoe as his/her rental service, he or she should ask his/her rental agent to communicate with Buster. Owners should not give their owner access code to a renter who has lost the code -- direct that renter to Buster or your rental agent.
- **Access by Renters to Beach Property** -- Each unit in a rental program shall receive a new computer chipped lanyard for use by Renters to gain access to the Beach Property. Each owner should keep track of his/her lanyard – **there will be a \$200 charge to replace a lost lanyard.** Renting owners should coordinate with Leah at Vacation Tahoe to work through mechanics for providing the lanyard to their renters. Again, if an owner uses a rental agent other than Vacation Tahoe, then owner should direct your agent to coordinate with Buster.
- Homeowners are encouraged to maintain patience with these procedures!

The meeting adjourned to closed session at 3:12 pm.

In closed session, the Board discussed certain additional issues pertaining to the Real Estate Office lease, none of which affected the lease extension decision described above. The closed session was adjourned as 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)
June 18, 2024 at 1:30 p.m.	Zoom platform	Report from Common Area Committee re: potential revisions to operating procedures applicable to Rocky Ridge common areas
August 31, 2024 at 9:00 a.m.	Beach Clubhouse	

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. The Association currently plans to host a beach barbecue immediately following the meeting.