

Meeting of the Board of Directors of the
Rocky Ridge Properties Owners' Association
Scheduled Meeting Date: June 24, 2025 at 1:30 pm
Meeting Location: Zoom

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 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: Vice President Matt Howarth called the meeting to order at 1:31 pm.

Board members Frank Pagliaro, Gail Gabiati, Jim Naylor, Matthew Howarth and Bruce Shepherd attended the meeting from the outset. A quorum of Board members thus was present throughout the meeting. Board members Stephen Dohrmann and Laura Bertone were absent due to other commitments.

William "Yates" Bauder and Justin "Buster" Fenley participated in the meeting in their collective roles as the property manager for the Association.

Homeowners Robert Stark, Roger Gault, Scott Shepherd, Susan Kramer, and Stacy Conner also attended the meeting.

Open Session

1. Approval of minutes of 5/28/25 Board Meeting. As per a motion by Frank (and a second by Gail), the Board unanimously approved the minutes of the 5-6-25 meeting in the form previously circulated to the Board members.
2. Property Manager report.
 - Buster reported that the summer crew of beach attendants will start work during the week of June 23, 2025.
 - Buster also reported that several bears are frequenting Rocky Ridge, but thus far there have been no unit break-ins this Spring/summer. In contrast, bears have broken into several cars (usually when food has been left in the cars).
 - The Board asked whether the boats currently at the pier are in compliance with the requirements of the Association and the local governmental authorities. The Board was particularly concerned given the tragedy caused by the recent storm in the South Lake area. Buster said he would begin a two phase review of the boat compliance issues:

FIRST, Buster will consider whether there are any steps which should be taken on an immediate basis (e.g., requiring boat owners to reduce their mooring

lines to no more than 15 feet so as to reduce the size of the footprint potentially covered by each boat); and
SECOND, Buster will consider whether there are any longer term changes that should be made to the rules applicable to use of the buoy field.

- The Board suggested that Buster ask some of the Rocky Ridge boat owners to contribute ideas on this topic. Stacy Conner offered to participate. Bruce also suggested that Buster talk with Robert Stark. Buster said he would follow up with a status report on this analysis at the July 15 Board meeting
3. 868 Election of directors to the Board; In the 5-6 meeting, the board set 5-14 as the outside date for property owners to nominate themselves for election to the Board. Stacy Conner decided to so self-nominate, bringing the list of candidates to 5 (contending for 4 Board seats). The 5 candidates are: Laura Bertone, Stacy Conner, Gail Gabiati, Frank Pagliaro and Bruce Shepherd. With 5 candidates running for 4 seats, the Board will hold a secret ballot election in August. Candidates have until 7-2 to submit a Candidates Statement for circulation to the homeowners, should they so desire.
 4. Governance—Outside Counsel;
 - The Board continued a discussion from the last meeting reviewing the current roles and duties of each Officer and staff. Bruce will put together a proposed allocation of responsibilities based upon the discussion at the meeting. The proposal will be scheduled for discussion at the 7-15 Board meeting.
 - On a related point, Frank suggested that the Association enter into some sort of legal representation agreement with a firm that has expertise with respect to matters affecting California homeowners' associations. Frank said he would look into a few firms and report back to the Board at the 7-15 Board meeting.
 5. Discussion re the Association's banking arrangements and the manner in which the Board holds cash; Given Laura's absence from the meeting, this discussion was tabled to the next meeting. Scott Shepherd said he would try to talk with Laura about this issue prior to the 7-15 meeting.
 6. ECHO; Yates said that he will sign up all of the Rocky Ridge directors for a subscription to the ECHO publication which addresses homeowner associations.

At 2:15 p.m. the Board adjourned to closed session.

Closed Session

In closed session the Board discussed further the mechanics of transitioning the property management role from Yates to Buster. The Board, Buster and Yates concluded that beginning 7-1-25, the Association will engage Yates on an approximately 25% basis in exchange for approximately 25% of his former full time compensation. The parties further anticipate that Yates will continue to wind down during the following three month period – the parties shall adjust compensation further should the demand for Yates' time further

decline. The ultimate goal will be for Yates to be reduced to zero on-going work and compensation by January 1, 2026.

Matt noted that he had discussed these adjustments with the Association’s insurance broker, and the broker indicated that the reduction in the scope of Yates work should not pose any problems for continued insurance.

The meeting adjourned at 2:46 p.m.

Scheduled remaining regular Board of Directors meetings through Labor Day in 2025.

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)
7-15-25 at 1:30 pm	Zoom	<ul style="list-style-type: none"> • Update re election steps • Consideration re investment of RRPOA’s cash reserves (Laura & Scott Shepherd) • Bruce/Matt to lead discussion as to Board Governance issues • Frank to lead discussion re Outside Counsel issue. • Closed Session: Consideration of whether any contractual documentation is required for the management transition from Yates to Buster (Jim, Matt, Laura). • CLOSED SESSION: Update as to status of insurance litigation (Bruce)
8-30-25 at 9:00 am	Beach Clubhouse	<ul style="list-style-type: none"> • Report from Buster as to (i) the first stage of his analysis as to whether boats in the RR buoy field are complying with requirements under the RR buoy agreements and any requirements of other local authorities (e.g., TRPA) and (ii) any longer range requirements that the Association should suggest or require from boat owners in order to enhance boating safety. • Discuss calendar for Board meetings in 2025-2026. Proposed Meeting dates: <ul style="list-style-type: none"> ○ 9-16-25 ○ 10-28-25 ○ 12-16-25 ○ [Hold 12-30-25 for possible meeting re insurance] ○ 2-10-26 ○ 4-7-26 ○ 5-26-26 ○ 6-23-26 ○ 9-5-26 • Further discussion re Governance/Outside Counsel issues.
9-16-25 at 1:30 pm	Zoom	<ul style="list-style-type: none"> • Election of Board officers • Discussion as to the Board’s goals for the 2025-26 Board year. • Update as to status of insurance procurement for 2026

10-28-25 at 1:30 pm	Zoom	<ul style="list-style-type: none"> • Laura to present proposed 2026 budget for Board consideration (draft budget to be circulated at least 4 days prior to the meeting). • Buster to report as to the second stage of his inquiry into whether we should modify the terms of our agreements, or adopt any other longer term requirements, with respect to boats moored in the buoy field (with an eye toward enhancing boating and pier safety). • Update as to status of insurance procurement for 2026.
12-16-25 at 1:30 pm	Zoom	<ul style="list-style-type: none"> • Update as to status of insurance procurement for 2026
2-10-26 at 1:30 pm	Zoom	<ul style="list-style-type: none"> • Propose and adopt election procedures for 2026 Board election
4-7-25 at 1:30 pm	Zoom	<ul style="list-style-type: none"> •
5-26-25 at 1:30 pm	Zoom	<ul style="list-style-type: none"> •
6-23-26 at 1:30 pm	Zoom	<ul style="list-style-type: none"> •
9-5-26 at 9:00 am	Rocky Ridge Beach Clubhouse	<ul style="list-style-type: none"> • Board Election

The **2025 annual members' meeting** for the Association (i.e., the annual homeowners' meeting) is scheduled for **Saturday within Labor Day Weekend (8-30-25), at 11:00 am**. The meeting will be held in the Rocky Ridge Beach Clubhouse. The Association will host a barbecue immediately following the member meeting.