

NOTICE OF ANNUAL ELECTION OF DIRECTORS
(AND OF TIMELINE AND PROTOCOLS FOR THE ELECTION)

Date of this Notice: **February 20, 2026**

The governing documents for the Rocky Ridge Properties Owners' Association call for annual elections for a portion of the 7 seats on the Association's board of directors. The directors are elected through a vote of the homeowners (each homeowner also is a member of the Association). Each director serves a term of 2 years. Three director seats are up for election in 2026; these seats are held by Steve Dohrmann, Matt Howarth and Jim Naylor. The seats for the other 4 directors are held by Laura Bertone, Stacy Conner, Gail Gabiatti and Bruce Shepherd; those 4 seats are not scheduled for election again until 2027. This notice is the "**2026 Election Notice**" referred to below. The election will be handled as follows (unless otherwise specified, actions to be taken by specified dates shall be completed by 5:00 pm on such dates in calendar year **2026**):

- (1) **Inspector and Election Officer.** The Board of Directors has appointed (a) Tyler O'Neal to serve as the Inspector of Elections with respect to the 2026 director election, and Tyler has accepted such appointment, and (b) Bruce Shepherd to serve as the Election Officer with respect to the 2026 director election, and Bruce has accepted such appointment. The Inspector of Elections and the Election Officer shall work together with Justin "Buster" Fenley (the "Property Manager") to facilitate, coordinate and reasonably administer the election. For notice purposes, the Property Manager's email address is rockyridgemaintenance@gmail.com, the Inspector's email address is Tyler@OnealBrokers.com, and the Election Officer's email address is Bruce.Shepherd@outlook.com.
- (2) **Compliance with Association Rules and California Law.** The Association and the Inspector have established this timeline for the election which (a) will permit ballots to be tabulated, and results announced, at the annual meeting of the members of the Association at the Rocky Ridge Beach Clubhouse at **11:00 a.m. on Saturday 9/5**, and (b) to the Board's knowledge, will comply in all material respects with the requirements of the Association's Election Rules and the provisions of California law.
- (3) **Nomination of Candidates.** Owners who are current in their assessment payments may nominate themselves to run for a director seat by contacting the Property Manager and the Election Officer by email by **5/26**. The Association shall provide email or other written confirmation to each nominated candidate within 7 days after receipt of the candidate's nomination (unless the individual fails to qualify for candidacy, in which case the Association shall so inform the individual, with a brief explanation).
- (4) **Potential for Election by Directors by Acclamation.** **NOTWITHSTANDING THE FOREGOING**, the board may elect directors by acclamation and without member balloting if, as of 5:00 pm on **5/26 (the "Reminder Date")**, the number of candidates is the same or fewer than the number of board seats to be filled. As a condition to utilizing an election by acclamation without a vote of the members, the following conditions must be satisfied:
 - **Reminder Notice:** The Inspector first shall provide notice (the "**Reminder Notice**") to the members that, as of the Reminder Date, (a) the number of nominations is less than or equal to the number of board seats to be filled, and (b) that, as a consequence, the deadline for nominations is being extended to **6/9**. The Reminder Notice shall be provided to the members by **6/1** and shall identify all candidates nominated as of the Reminder Date. The Reminder Notice further shall include a copy of this 2025 Election Notice.
 - **Noticed Board Meeting:** If as of **6/9**, the number of candidates still is the same or less than the number of board seats to be filled, then the board, in a noticed board meeting held no earlier than **21** days after the delivery of the Reminder Notice, may elect the candidates by acclamation (and without balloting or the other steps described in section 5 below). As a condition to Board implementation of an election by acclamation, the notice of the meeting at which the board vote is to be held (in order to implement the election by acclamation) shall identify all duly nominated board candidates.
- (5) **Election by Member Vote:** If the seats are **not** filled through election by acclamation as provided above (e.g., because the number of nominations has increased (in accordance with the foregoing) to exceed the number of board seats to be filled), then the following shall apply:
 - **Election.** Rather than utilizing the election by acclamation process, the Board shall proceed to hold a member ballot election to elect the directors.
 - **Candidates Notice.** By **6/16**, the Inspector shall provide members with the following notice (the "**Candidates Notice**"):
 - The notice shall set forth the names of the eligible candidates timely nominated to run in the election, including candidates duly nominated after the initial deadline for nominations;
 - The notice shall include a copy of this 2025 Election Notice;
 - The notice shall set forth the deadline for submission of ballots, and the address to which ballots must be returned to be counted in the election (i.e., the ballots should be mailed to PO Box 432, Tahoe City, CA 96145, Attn: Inspector of Elections – Board Election); and
 - A notice shall include a statement that (a) the Inspector has compiled a list of candidates, and that candidates may verify the accuracy of their individual information on that list, provided such verification is completed by emails to the Property Manager and the Election Officer by **7/2**, and (b) the Association has compiled a list of members eligible to vote in the election, and that members may verify the accuracy of their individual information on that list, provided such verification is completed by emails to the Property Manager and the Election Officer by **7/2**.
 - **Candidate Statements.** Candidates shall have until **7/2** to provide a candidate statement of up to 350 words. The statement should be provided to the Property Manager by email, with a copy to the Elections Officer. If timely submitted, the candidate statement shall be circulated to the members.

- **Ballots**. No earlier than **30** days after provision of the Candidates Notice, and by a date which is at least **30** days before the deadline set forth below for submission of ballots, the Property Manager shall circulate ballots (along with any candidate statements) to the members in accordance with the voter list. The instructions accompanying the ballots shall inform members that to be counted, ballots must be returned before 5 minutes **after** the meeting on **9/5** is called to order. Additional instructions for return of ballots may be set forth in the cover letter distributing the ballots.
 - **Counting of Ballots**. The ballots will be tabulated at the meeting by the Inspector (or his delegee, including the Property Manager). The 3 candidates receiving the most votes will be elected as directors for the 3 seats.
- (6) **Announcement of Results**. The names of the elected candidates will be announced at the end of the **9/5** meeting of members, will be entered in the minutes of the Board, and will be announced to the members by general notice by **10/5**. The announcement of the tabulated results shall include a statement that the Inspector shall retain the ballots, the candidate list and the voter list for a period of one year, subject to any additional mandates set forth in the Election Rules or California law.

The above represents a summary of the election process. The election process is subject to additional requirements set forth in California law and in the governing documents (including the Election Rules) of the Association. The Association may approve modifications to these election protocols to the extent that the modifications are reasonably crafted to promote the fundamental electoral protections intended to apply under the Association's Bylaws and California law.