



NOTICE TO ROCKY RIDGE PROPERTY OWNERS

- Subjects: (i) ADOPTION OF AMENDMENTS TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO ROCKY RIDGE, AND TO THE BYLAWS APPLICABLE TO THE ROCKY RIDGE PROPERTIES OWNERS ASSOCIATION
- (ii) SEPTEMBER 1, 2018 ANNUAL MEETING OF MEMBERS OF THE ROCKY RIDGE PROPERTIES OWNERS ASSOCIATION
- (iii) ELECTION OF THREE DIRECTORS TO THE BOARD OF THE ROCKY RIDGE PROPERTIES OWNERS ASSOCIATION, FOR A 2-YEAR TERM COMMENCING AT THE SEPTEMBER 1, 2018 ANNUAL MEETING OF MEMBERS

Date: July 27, 2018

This notice concerns the three matters referenced above.

Approval and Adoption of Amendments to Our CC&Rs and Bylaws. As you know through prior notices distributed by the Association, this summer our Association held an election with respect to amendments to CC&Rs and the Bylaws that were proposed by the Board of Directors.

In accordance with the applicable requirements of California law, the ballots were counted by a duly appointed "Inspector of Elections" at a Board of Directors meeting held on July 20, 2018. The proposed amendments were approved by more than a majority of the members within the Association. The amendments thus have been adopted, and **this notice constitutes notice to the members of the Association of the adoption of these amendments, as required by California law.**

The text of the amendments is available for review on the Rocky Ridge website (<http://www.rr-tahoe.com>). Look for the link to "Governing Documents" that is included as part of the "OWNERS" page on the website.

The final signed versions of the amendment documents will be posted on the website after the amendment to the Declaration of CC&Rs has been recorded and returned by the Placer County Recorder. The Board of Directors anticipates that this will occur sometime over the next several weeks.

Annual Meeting of Members. The annual members' meeting will be held at 11 a.m. on Saturday, September 1, 2018, at the Beach Clubhouse, to be followed by our traditional

PO Box 432
Tahoe City, CA, 96145



members BBQ. Enclosed you will find the Notice and Agenda for this year's annual meeting. The Board of Directors encourages members to attend the annual meeting.

Election of 3 Members to the Board of Directors. As noted in the Agenda for the annual members' meeting, one item to be attended to in that meeting is the election of 3 board members (to fill the seats currently held by Steve Dohrmann, Nick Farwell and Bob Schuchardt). Each of these board members has decided to run for re-election, and no other candidates indicated an intention to run for one of the board seats within the applicable nomination time period.

Enclosed is the election ballot package for the double envelope, secret ballot voting process for Directors that is required by California law. The ballot package also includes any candidate statements duly submitted by the candidates in support of their respective candidacy

See the Ballot Instructions included in the ballot package for details as to how to submit your vote. The Ballot Instructions also describe how to assign a proxy to apply to ***other*** issues (if any; none are anticipated at this time) that may arise during the annual members' meeting that require a membership vote. Only one ballot per unit is allowed. If there are multiple owners of a unit, the owners will need to agree on the ballot. Multiple ballots submitted for any unit will disqualify that unit.

Even though there are only 3 candidates running for the 3 seats, the Association has been advised that it is prudent to proceed with a formal election for these seats, in order to assure compliance with applicable law. Note also that any member of the Association has the right to submit a ballot writing in the name of a "write in" candidate for a board seat, as indicated in the attached ballot and ballot package.

The Board encourages all members to vote in the election for the 3 board member seats. In order to duly submit your ballot, please mail your completed ballot as soon as possible, but no later than August 24, 2018. You may also vote by handing the completed ballot to Ray O'Neal (using the two-envelopes procedure, as described in the attached election ballot package) during the annual members' meeting on Saturday, September 1, 2018. Note that ballots only may be duly submitted until such time as the prevailing candidates in the election are announced immediately prior to adjournment of the meeting.

For questions regarding any of above, please contact

- Bruce Shepherd (Secretary) at 619-846-5667; bruce.shepherd@outlook.com, or
- Ray O'Neal (Inspector of Elections) at 530-308-8511; RaymondONeal@gmail.com, or
- William (Yates) Bauder (Property Manager) at 530-583-1736; rrpoa@rr-tahoe.com.

Sincerely,
The Board of Directors

PO Box 432
Tahoe City, CA, 96145



**NOTICE OF 2018 ANNUAL MEETING OF MEMBERS AND AGENDA
ROCKY RIDGE PROPERTIES OWNERS ASSOCIATION**

Time and Date of Meeting: 11:00 a.m., Saturday, September 1, 2018

Location of Meeting: Rocky Ridge Beach Clubhouse

1. Quorum count and introduction of members
2. Approve Minutes of 2017 Annual Meeting. Draft minutes for the September 2, 2017 meeting of members can be reviewed on the Rocky Ridge website (<http://www.rr-tahoe.com>) under the "Governing Documents" tab on the "Owners" page.
3. Election of Directors – Tallying of Ballots: The Inspector of Elections (Ray O'Neal, with the assistance of Bill "Yates" Bauder and Mary Cushing) shall tally the submitted ballots. The 3 candidates receiving the most votes shall be elected as directors. The names of the winning candidates (but not the vote counts) shall be announced immediately prior to adjournment of the meeting. Ballots may be submitted to the Inspector of Elections up until the announcement of the winning candidates (see the last item in this Agenda).
4. President's Report
5. Treasurer's Report
6. Project Manager's Report - General Update on Activities since 2017 Annual Meeting:
 - a. Maintenance updates
 - b. Dumpsters and bears
 - c. Pier and beach area
 - d. Tree Removals and Burton Creek State Park Tree Removal Project
7. Old Business & Reminders
 - a. Amendments to CC&R's and Bylaws
 - b. Consents for electronic receipt of documents
 - c. Insurance
 - d. Dogs must be in control (on leash) and picked up after
 - e. TRPA updates on issues affecting RRPOA
 - f. RRPOA website – www.rr-tahoe.com
8. Future Meeting Dates:
 - a. Next Scheduled Annual Meeting of the Members of the RRPOA (the Homeowners): Saturday August 31, 2019. Location: Rocky Ridge Beach Clubhouse, Tahoe City.
 - b. Schedules Regular Meetings of the RRPOA Board of Directors:
 - i. Tuesday November 13, 2018 at Noon. Location to be determined.
 - ii. Tuesday February 12, 2019 at Noon. Telephonic - Location to be determined.
 - iii. Tuesday April 16, 2019 at Noon. Telephonic - Location to be determined.
 - iv. Tuesday May 28, 2019 at Noon. Telephonic - Location to be determined.
9. Election of Directors: Announcement of Winning Candidates



2018 Election Ballot Instructions

1. Contents of the ballot package:
 - a. an “inner envelope” for the ballot with ballot instructions on the front
 - b. a larger “outer envelope” for mailing the ballot with a label in upper left for signing (required) and appointing the proxy (if desired). This is self-addressed to RRPOA.
 - c. the ballot (last page of this document)
 - d. Statements from the Candidates.
2. Separate the ballot page from this package and mark your ballot. Note that members may write in the name of a “write in” candidate, should they so desire.
3. **DO NOT SIGN THE BALLOT.**
4. Fold and place the ballot into the small “inner envelope” that has the ballot instructions on the front. Seal it. **DO NOT SIGN THIS INNER ENVELOPE.**
5. Put the “inner envelope” into the large white “outer envelope”.
6. Seal and sign the large white “outer envelope” in the upper left-hand corner where indicated. **IF IT IS NOT SIGNED, THE BALLOT WILL NOT BE COUNTED.**
7. **Assigning a proxy for other issues:** If there is any possibility you will not attend the annual meeting, mark one of the boxes under the signature line of the “outer envelope” appointing someone else as your representative for issues that arise other than the election of Directors. If you mark one of the boxes, and then you decide to attend, your appointment shall be deemed automatically cancelled and you will be able to represent your unit at the meeting.
8. **Delivery of the “outer envelope” to the Inspector, Ray O’Neal.**
 - a. Mail your ballot before August 24, 2018, to assure its receipt by the Inspector by 11:00 am, Saturday, September 1, 2018, or
 - b. You may hand your ballot to the inspector at any time up until the annual members meeting on September 1, 2018, is adjourned.
 - c. Prior to 11:00 am on September 1, 2018, the Inspector has the authority to try to locate owners who submitted their ballots but did not sign the outer envelope.
9. **Ballot count** – Ballots shall be counted by the Inspector of Elections during the annual meeting of the home owners on September 1, 2018. Owners are welcome to view the election count, but state law prohibits any member from participating in the count. The names of the winning candidates (but not the election count) shall be announced immediately prior to adjournment of the meeting.



RRPOA 2018 Board Candidate Statements

Nick Farwell

Nick Farwell is an existing member of the Board of Directors. He is seeking re-election. Nick has submitted the following statement in support of his candidacy:

We purchased unit #48 in May 1991. For 27 years our family and friends have enjoyed Rocky Ridge's many amenities (thanks to Yates and his team), the beach and its convenient access to the lake and environs. Despite their busy schedules, our two sons, Garrett & Brandon, still enjoy "family time" at the lake.

I graduated from Stanford in '70 and moved into nearby Menlo Park where we still reside. After working for a venture capital firm and then starting an institutional research department at a San Francisco regional brokerage firm (sold to Lehman in '78), I returned to Stanford completing my MBA in '80. I joined a recently started investment counseling firm, Rosenberg Capital Management, in San Francisco. When I was not flying around to client meetings and visiting companies, I assisted managing RCM's rapid growth. We sold the firm in 2000 allowing me the luxury of choosing when I wanted to travel! Best "trade" I ever made!

As a full time investor in both private and public companies, I remain active on both corporate and non-profit boards, having served as board Chairman as well as a member of various sub-committees. I have thoroughly enjoyed my tenure on your Rocky Ridge HOA Board and look forward to serving another 2 years, if so elected...

Bob Schuchardt

Bob Schuchardt is an existing member of the Board of Directors. He is seeking re-election. Bob has not submitted a statement in support of his candidacy.

Steve Dohrmann

Steve Dohrmann is an existing member of the Board of Directors. He is seeking re-election. Steve has submitted the following statement in support of his candidacy:

Diana and I have been owners at Rocky Ridge since 1984. Besides enjoying the beautiful setting and many amenities it has to offer, we have always been attracted to its sense of community and family orientation. As a board member since 2010 and serving as President since 2013, I have always conducted myself with these principles in mind.

By way of background, as an East coast transplant, I attended Stanford Business School and quickly realized that this was the place for me. Incidentally, since graduation I have always lived within 10 miles of the Stanford campus. I spent my entire career in the investment business. For several years, I was a stock analyst for a San Francisco brokerage firm. It was an exciting time for me since I followed technology companies during the early days of Silicon Valley. After several years, I helped start an investment management firm and was there until my retirement. I remain active in investments as a Trustee of the Palo Alto Medical Foundation, where I serve as Chairman of the investment committee.

While at Rocky Ridge, I enjoy fly fishing, boating, golfing, hiking and being with friends and family.



**RRPOA 2018 Ballot
for
Election of 3 Directors to the Board of Directors**

Choose only one of the two following voting methods (checking more than one method will disqualify your ballot). Note: there is no proxy choice for election of Board members.

1. Vote directly for the candidate.

Vote for no more than 3 candidates (voting for more than 3 candidates will disqualify your ballot):

- Steve Dohrmann, incumbent**
- Nick Farwell, incumbent**
- Bob Schuchardt, incumbent**
- Write in candidate No 1** _____
- Write in candidate No 2** _____
- Write in candidate No 3** _____
- Write in candidate No 4** _____

OR

2. I choose not to vote but want my ballot counted toward the quorum for this election