

Notice of Emergency Meeting
of the Board of Directors
of the Rocky Ridge Properties Owners' Association
Meeting time: 9:00 am Pacific time on Friday April 22, 2022

Meeting Location: The meeting will be conducted as a Zoom meeting. Justin "Buster" Fenley will participate from the office at the base of the Rocky Ridge hill. Board members and William "Yates" Bauder will participate by linking in through the internet from remote locations.

Agenda

1. Bear Break-Ins Emergency: The meeting is being held to address the sudden increase in bear break-ins within Rocky Ridge townhomes. The increasing frequency of break-ins is alarming from both safety and property damage perspectives, and the sudden increase is something that was not anticipated at earlier meetings. Yates will briefly describe the emergency situation; it is anticipated that the board members then will discuss possible remedies, including potentially the installation at the entrance to all units of bear mats that are designed to shock a bear as it tries to enter a townhouse unit. The board will discuss the pros and cons of the potential remedies, including supply, cost and safety issues.
2. Property Damage Insurance Update. The board also may receive an update as to quotes received for property damage insurance for the period from 5-15-22 to 5-15-23.
3. Dispute with Property Owner. The board also may adjourn to closed session to discuss developments in an on-going dispute with a property owner with respect to exterior improvements undertaken by the property owner without board approval.