

Agenda
Regular Meeting of the Board of Directors
of the Rocky Ridge Properties Owners' Association
Oct 21, 2025 at 1:30 p.m.

Meeting Location. The meeting will be held using the ZOOM platform. Justin "Buster" Fenley (property manager) will participate by joining the meeting from the Association office at the base of the Rocky Ridge hill. Board members will participate by linking in through the Zoom platform from remote locations.

Zoom link information for the meeting. Homeowners are welcome to participate in the meeting through the Zoom link information listed below, or by attending in person at the Association office. To join the Rocky Ridge Board of Directors' Zoom Meeting, click on the following URL (or copy it into your internet browser and click "enter" or "return"):

<https://us06web.zoom.us/j/81712629795>

You also should be able to join by phone by using one of the phone numbers below. Frankly, we've found them to be less reliable than the computer connection, but feel free to use one of these numbers (at your risk) should you so prefer.

Dial by your location

- [+1 669 900 6833](tel:+16699006833) US (San Jose)
- [+1 669 444 9171](tel:+16694449171) US

Meeting ID: 817 1262 9795

Agenda

1. Approval of minutes of August 30, 2025 Board meeting.
2. Approval of minutes of September 12, 2025 meeting.
3. Property Manager Report. (Buster)
4. Review Homeowner submittal for additional storage closet at Unit 90. (Buster)
5. Review Homeowner submittal for relocated exhaust pipe for Unit 18. (Buster)
6. Review Homeowner submission for additional storage closet at Unit 1. (Buster)
7. Consider future procedure to allow Buster authority to approve similar exterior modifications that are the same as past approved modifications without waiting for a full Board meeting. (Bruce)
8. Appoint committee to review 4th of July policies at the Beach Club. Committee to prepare report with findings and recommendations, if needed. (Matt)
9. Update on 2025 casualty insurance procurement. (Bruce)
10. Discussion of the preliminary Association budget for 2026 (Laura)
11. Coordinate effort to update signature cards for all of our banks with new Board members. (Laura)
12. Selection of dates for regular Board meetings between now and Labor Day 2026.

13. Homeowners and Board members may suggest other issues for discussion¹

Closed Session

Insurance litigation update.

Scheduled remaining regular Board of director meetings in 2025 (through Labor Day in 2026): 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)
November 18, 2025 at 1:30 pm	Zoom platform	•
December 16, 2025 at 1:30 pm	Zoom platform	•
February 10, 2026 at 1:30 pm (likely to be changed)	Zoom platform	
April 7, 2026		
May 26, 2026 (may be changed)		
June 23, 2026		

The 2026 annual members' meeting for the Rocky Ridge Properties Owners' Association is scheduled for the Saturday within Labor Day Weekend, at 11:00 am, September 5. The meeting will be held in the Rocky Ridge Beach Clubhouse.

¹ Note that California law may limit Board action with respect to items that are not noticed on the agenda.