

Rocky Ridge Properties Owners' Association  
Board of Directors

May 6, 2025

Notice of the following:

- Potential Election of Directors by Acclamation
  - Establishment of May 14, 2025 as the "Reminder Date" referenced in the attached Election Procedures
  - Scheduling of a Board of Directors Meeting to be held at 1:30 p.m. Pacific time on June 3, 2025 [Agenda item: Implementation of Election by Acclamation]
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There are four seats on the Board of directors of the Rocky Ridge Properties Owners' Association that will be filled effective as of the annual meeting on the Saturday of Labor Day weekend in 2025.

Notice is given that as of the date hereof, the following candidates are the only candidates that have duly been nominated for election to the four Board of director positions for the Rocky Ridge Properties Homeowners Association described above:

Laura Bertone  
Gail Gabiati  
Frank Pagliaro  
Bruce Shepherd

Accordingly, only four candidates have been duly nominated for the four seats described above. If no further eligible candidates are duly nominated by May 14, 2025 (the date that the Board has established as the "Reminder Date" referenced in the attached Notice of Election Procedures for the 2025 election), then the Board may determine to elect the four candidates by acclamation and without a vote of the members, as per the provisions within the Association's bylaws and the California Corporations Code. These provisions are described in greater detail in the attached Notice of Election Procedures.

The Board has indicated that it intends to proceed with an election by acclamation unless an additional candidate for the 4 Board seats is duly nominated by the Reminder Date. The Board has scheduled a meeting for June 3, 2025 to conduct such election.

This notice further is provided in order to comply with all applicable provisions of the Association's bylaws and of the California Corporations Code.

## NOTICE OF ANNUAL ELECTION OF DIRECTORS (AND OF TIMELINE AND PROCEDURES FOR THE ELECTION)

Date of this Notice: **February 4, 2025**

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. Four director seats are up for election in 2025; these seats are held by Laura Bertone, Jim Naylor, Frank Pagliaro and Bruce Shepherd. The seats for the other 3 current directors (Gail Gabiati, Steve Dohrmann and Matt Howarth) are up for election in 2026. This notice is the "**2025 Election Notice**" referred to below. The election will be handled as follows (actions to be taken by specified dates shall be completed by 5:00 pm on such dates in calendar year **2025**):

- (1) **Inspector.** The Board of Directors has appointed Tyler O'Neal to serve as the Inspectors of Elections with respect to the 2025 director election, and Tyler has accepted such appointment.
- (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 8/30**, and (b) to the best of the Board's knowledge, will comply 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, Bill ("Yates") Bauder (by email to [rrpoa@sbcglobal.net](mailto:rrpoa@sbcglobal.net), with an email copy to Bruce Shepherd (Board Secretary) at [bruce.shepherd@outlook.com](mailto:bruce.shepherd@outlook.com)) by **5/14**. 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) **Election by Acclamation. NOTWITHSTANDING THE FOREGOING**, the board may elect directors without member balloting if, as of a date between 5:00 pm on **4/14 and 5/7 (the "Reminder Date")**, the number of candidates is the same or fewer than the board spots to be filled, subject to the following:
  - o **Reminder Notice:** The Inspector shall provide notice (the "**Reminder Notice**") to the members that such situation applies as of the Reminder Date. The Reminder Notice shall be provided to the members by **5/7** and shall identify all candidates nominated as of the Reminder Date. The Reminder Notice further shall include a copy of this 2025 Election Notice.
  - o **Noticed Board Meeting:** If as of **5/14**, the number of candidates still is the same or less than the number of board spots to be filled, then the board, in a noticed board meeting **between 5/14 and 6/9** (which notice identifies the candidates), may elect the candidates by acclamation (and without balloting or the other steps in section 5 below).
- (5) **Election:** If the seats are **not** filled through election by acclamation, then the following shall apply:
  - o **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;
    - The notice shall include a copy of this 2025 Election Notice;
    - The notice shall set forth the deadline for submission of ballots (as described below), 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 email to [rrpoa@sbcglobal.net](mailto:rrpoa@sbcglobal.net)) by **7/2**, and (b) the Association has compiled a list of members, and that members may verify the accuracy of their individual information on that list, provided such verification is completed (by email to [rrpoa@sbcglobal.net](mailto:rrpoa@sbcglobal.net) with a copy to [bruce.shepherd@outlook.com](mailto:bruce.shepherd@outlook.com)) by **7/2**.
  - o **Candidate Statements.** Candidates shall have until **7/2** to provide a candidate statement of up to 350 words. The statement should be provided to Yates by email to [rrpoa@sbcglobal.net](mailto:rrpoa@sbcglobal.net), with a copy to Bruce Shepherd at [bruce.shepherd@outlook.com](mailto:bruce.shepherd@outlook.com). If timely submitted, the candidate statement shall be circulated to the members.
  - o **Ballots.** No earlier than **30 days after provision of the Candidates Notice**, and by a date (**7/31**) which is **at least 30 days before the** deadline set forth below for submission of ballots, Yates 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 **8/30** is called to order. Additional instructions for return of ballots may be set forth in the cover letter distributing the ballots.
  - o **Counting of Ballots.** The ballots will be tabulated at the meeting by the Inspector (or his delegee, including William Bauder and/or Justin Fenley). The 3 candidates receiving the most votes will be elected as directors for the 3 seats.

**Announcement of Results.** The names of the elected candidates will be announced at the end of the **8/30** meeting of members, will be entered in the minutes of the Board, and will be announced to the members by general notice by **9/29**. 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.