



**MINUTES OF THE AUGUST 30, 2003  
ROCKY RIDGE PROPERTIES OWNERS ASSOCIATION  
ANNUAL MEETING**

**CALL TO ORDER AND APPROVAL OF MINUTES**

President Mel Gianola called the meeting to order at 11:10 AM at the Rocky Ridge Club House. A quorum of 68 Properties Owners was present either in person or by Proxy.

The Minutes of the previous Annual Meeting on August 31, 2002 were approved.

**PRESIDENT'S REVIEW**

President Mel Gianola stated that Rocky Ridge continues to be in a very good physical condition because of the outstanding leadership of Project Manager Bill Bauder and Assistant Project Manager Gary Turpin. (Bill Bauder received a round of applause from the Properties Owners).

Mel said that it was expected that the RR insurance costs would increase by about 20% next year.

Mel also said that the Board was in the process of revising the Rocky Ridge CC&Rs and By Laws.

Mel announced that he is retiring as President of the RR Properties Owners Association. Mel received a round of applause for a job very well done.

**TREASURER'S REPORT**

John Bertone reported that the Association is financially sound. It is too early to predict whether a dues increase will be required for next year.



## **PROJECT MANAGER'S REPORT**

Bill Bauder gave a summary of completed and ongoing projects. These include: painting, landscape improvements, deck repair and replacement, completion of the lower pool, walkway and street maintenance.

Bill announced that the State is going to improve Route 28, that passes in front of Rocky Ridge. The improvement plans do not currently include a left turn lane for RR. The Association will send details of the proposed road improvement to each Association member. Bill encouraged members to use any influence they may have with the State to get a RR left turn lane installed. In addition the Board will also petition the State to install a left turn lane.

Bill then answered questions from the attendees.

## **EULOGY**

A brief eulogy was offered by Jon Nickerson, for his friend and RR Properties Owner Ted Wolf who passed away on August 12, 2003.

## **ELECTION**

John Bertone, Ted Jones, Ed Lial and Steve Schlumberger were elected Directors, for two-year terms extending from September 2003 to September 2005.

## **ADJOURNMENT-11:45 AM**

Respectfully submitted,

Ted Jones, Secretary