

Annual Meeting of the Members (Townhouse & Single Family Residence Owners)
of the Rocky Ridge Properties Owners' Association
Scheduled Meeting Date: August 30, 2025 at 11:00 am
Meeting Location: Rocky Ridge Clubhouse

Meeting Minutes

Advance Notice of Meeting. Cirra Mason (the Association's bookkeeper) provided notice to homeowners of the Board meeting in accordance with the requirements of the Association's Bylaws. The means of notice included (i) emails of the notice to members that have indicated that they accept emails as a form of notice; (ii) mailing of the notice to members who have not indicated that they accept email notices; (iii) posting of the notice on the website; and (iv) posting of the notice on the bulletin boards located (A) at the Rocky Ridge entrance gate and (B) at the Rocky Ridge beach clubhouse.

William "Yates" Bauder and Justin "Buster" Fenley participated in the meeting in their role as the Property Manager. Members owning seventy-four of the 100 townhouse units and the 2 residential units within Rocky Ridge also attended the meeting, thereby providing a quorum.

President Steve Dohrmann called the meeting to order at 11:02 am.

- A. Introduction of Attendees.** Steve asked homeowners to introduce themselves and to report briefly how long they have owned their respective property. The individuals attending the meeting indicated that they collectively owned 34 of the units or single-family homes within the development.
- B. Approval of minutes.** A motion was made from the floor that the Association adopt the draft minutes previously circulated to homeowners with respect to the August 2024 annual meeting of members. The homeowners voted overwhelmingly to approve the minutes.
- C. Property Manager Report.** Buster provided the property manager's report, with some additional commentary by Yates.
- **Maintenance:** Buster reported that annual maintenance work is proceeding without problems. Buster also noted that the maintenance crew also has been focused on creating defensible space around the residential buildings, and that the Association's insurance carrier commented positively on the defensible space work.
 - **Bears:** Yates cautioned homeowners to keep their bear mats in the "power on" status for as much of the day as possible, and Buster re-iterated that if a homeowner does not have a bear mat, or does not have his or her bear mat turned on at the time of a bear break-in, then (per the Association's CC&R's) the homeowner will be solely responsible for the costs of repairing any damages to the door of the unit [NOTE: Homeowners always are solely responsible for damages occurring on account of a bear break-in through a window of a unit].
 - **Boating:** Buster noted the recent boating accident on the south west portion of the Lake. The accident is a terrible tragedy and, sadly, appears to have been preventable. Buster said that he has used the accident as a prompt to re-think some of the protocols regarding boating at Rocky Ridge. In particular, Buster (and others in attendance) noted the following:
 - Boaters should take it upon themselves to check weather conditions and forecasts (e.g., weather advisory warnings) before adventuring out onto the Lake. Boaters should be responsible for their own safety (and the safety of others on their boats). It is not part of the job of the pier attendants to police boaters and to intercede to discourage boating trips when the conditions might raise safety concerns.
 - Boaters should comply with all life preserver requirements of local authorities.

- Boaters should take appropriate boating safety courses – one member reported that the educational requirements for safe boating have been tightened by State authorities in 2025. Each boater is responsible for exploring and understanding these requirements; it is not the responsibility of the Association or the Rocky Ridge pier attendants.
- Boaters should treat the Rocky Ridge pier attendants with respect. Further, boaters should monitor the conditions applicable to their return to the pier and their buoys. BOATERS SHOULD NOT RELY UPON THE ATTENDANTS TO VENTURE INTO ROUGH WATERS OR WINDY CONDITIONS TO “RESCUE” BOATERS THAT HAVE NOT STRUCTURED THEIR BOATING ADVENTURES TO LEAVE TIME FOR A SAFE PIER/BUOY RETURN.
- In the next newsletter, these points should be emphasized. The Board also encouraged the staff to include with the next newsletter a copy of the New York Times article regarding the recent Tahoe boating accident.

D. Update as to return of insurance premiums. Jack Dittoe provided a brief update as to the Association’s efforts to obtain a return of the premiums paid on account of the insurance policies which the Association cancelled for a portion of the year from May 15, 2023 to May 15, 2024. The dispute has led to litigation, and the Association has retained counsel to assist in pursuing the returns of any overpaid insurance premiums. The Board assured the homeowners that when the dust settles on the issue, the Board will provide some sort of accounting as to the calculation and application of any returned insurance premiums.

E. Election of new Board Members. Steve reported that per the Association’s annual election process that concluded with the counting of votes during the homeowners’ meeting, Gail Gabiati, Laura Bertone, Stacy Conner and Bruce Shepherd each were elected to 2-year seats on the Association’s Board.

F. Discussion of rules pertaining to dogs within Rocky Ridge Common Areas. Following up on numerous discussions at Board meetings over the course of the last few years, the Board in the Spring of 2025 adopted new rules to apply to dogs in Rocky Ridge Common Areas. Buster reported that with perhaps two exceptions, virtually all homeowners now are complying with the new rules. Buster also reported that compliance has been high amongst renters, and that the rental office at the bottom of the hill has been diligent in informing renters of the rules. President Steve Dohrmann articulated what he called a consensus view of the Board that (1) compliance with the rules (as vetted through numerous Board meetings) is a matter of the common courtesy owed by homeowners to one another, and (2) the Board members are pleased with the overall success of the new rules. The Board further indicated, however, that it may consider further enforcement efforts vis-à-vis homeowners that persist in not following rules duly adopted by the Board.

G. Excess Funds from 2025. Laura explained that applicable tax and governance laws require that assessments collected for a particular year must be used for expenses incurred for that year unless the membership approves of rolling forward any excess funds so as to be applied against the following year’s expenses. This provision is a routine approval provided by the membership each year. A motion was made from the floor to approve the application of excess funds from 2025 against 2026 expenses. A vote of the homeowners followed, and the motion was approved by an overwhelming majority of the members in attendance.

H. Additional Homeowner Questions. In the general Q&A portion of the meeting, several owners raised additional questions with respect to the operation of the Association and its Common Areas. These questions included the following:

1. **4th of July Weekend:** Several owners asked the Association to consider adopting rules to limit the population at the Beach over the 4th of July holiday weekend (and in particular on the day of the 4th of July). These members feel that the use of the beach facilities by homeowners over the 4th of

July weekend was being “crowded out” by guests who are not staying at Rocky Ridge. In the Board’s morning meeting immediately prior to the owners meeting, the Board put on its agenda for the October 21 Board meeting the question as to whether a Committee should be formed to look into these issues. Owners seeking to serve on any such Committee should so inform the Board President (Matt Howarth) prior to the October 21 Board meeting.

2. **Gate Codes:** Several homeowners raised questions about the manner in which the gate codes work. The homeowners argued that the Association should be more diligent in establishing gate codes that can be tracked to particular renters and contractors (so the Association can assess whether the renters and/or contractors are mis-using gate access). Buster said that he is working with the rental office to enhance the gate code security. He will report back in a later meeting.
3. **Sand for Volley ball and Bocce ball courts:** A homeowner asked that the Association procure new sand for these courts. Buster said that he would look into the availability and expense and report back to the Board .
4. **Announcement of Pool Seasons:** Several homeowners asked whether the pool seasons could be expanded. Buster noted that the issue is a cost/benefit issue, and that historically the use has been so low after Labor Day that a longer pool season did not make economic sense. But Buster indicated that he would look into the issue further and report back to the Board. Some homeowners further asked if the Board at least could establish and announce a target season for the pools to be open, so homeowners could better plan their visits for periods when the pool amenities are open.
5. **Showers at Pools:** Other homeowners requested that the Association fix the showers at the pool facilities. Buster indicated that he would look into the issue and report back to the Board.
6. **Shade Structure at end of Pier:** A homeowner requested that a shade structure be constructed at the end of the pier. Yates and Buster indicated that this trigger both economic and regulatory issues, but Buster said he would look into the issue and report back to the Board.
7. **Speed Limits on Rocky Ridge roads:** Several homeowners argued that the speed of the traffic on Rocky Ridge roads is gradually increasing, and that the traffic is becoming a dangerous hazard for other vehicles, bikers and walkers. In particular, these homeowners objected to the speed of traffic going up and down the Rocky Ridge access road that runs up and down the hill. Buster said he would look into the expense of additional speed limit signs. Other homeowners cautioned that our roads are becoming “sign intensive” and that we should consider carefully the objectives and locations of any additional signs.

Finally, Steve Dohrmann noted that the Board meetings are open to the membership, and that agendas are circulated by the Board in advance of meetings to provide homeowners with notice of topics or action items to be addressed. Further, as per California legal requirements, minutes of the Board’s meetings are available to all members and can be found on the Association’s website. ***The Board encourages interested homeowners to keep an eye out for these materials and, should they want to provide input, to try to attend the pertinent meetings where the items of interest to the homeowner are to be discussed.*** The Board is open to participation by non-board members on topics of interest to the non-board members, even if the non-board member is not on a committee looking into a particular issue.

- I. Adjournment. The meeting adjourned at approximately 1:00 p.m.