

Minutes of April 16, 1999  
ROCKY RIDGE PROPERTY OWNERS  
BOARD OF DIRECTORS MEETING

16 April 1999

CHANGE OF BOARD OF DIRECTORS MEETING DATE

A Board of Directors Meeting was originally scheduled to be held on April 12, 1999 at 851 Burlway Road, Room 421, Burlingame CA. The Meeting date was changed to April 16, 1999 by:

WAIVER OF NOTICE AND CONSENT TO HOLDING  
MEETING OF BOARD OF DIRECTORS OF  
ROCKY RIDGE PROPERTY OWNERS ASSOCIATION

The undersigned being a Director of the Rocky Ridge Property Owners Association and desiring that the meeting of the Board of Directors shall be held on Friday, April 16, 1999, at 10:00 am at 851 Burlway Road, Burlingame CA (room 421) does hereby waive notice of said meeting and consents to the holding and does further agree that any and all business transacted at said meeting shall be valid and legal and of the same force and effect as though said meeting were held after notice duly given.

In witness whereof, the undersigned has subscribed his name this 12<sup>th</sup> day of April 1999.

Signed by all the Directors:

Ted Jones, Mel Gianola, Bill Doolittle, Steve Slumberger, Ed Lial, Rich Kramer.

CALL TO ORDER AND APPROVAL OF MINUTES

The meeting was called to order by President Mel Gianola at 10:05 am, 851 Burlway Road, Room 421, Burlingame, CA. Board members present included: Ted Jones, Mel Gianola, Bill Doolittle, Ed Lial, and Steve Slumberger. Also present were: John Bertone, Bill Bauder, and Bill Trevor. The Minutes of the Board Meetings on 09/05/98, 10/27/98, and the Executive Board Meeting on 03/22/99 were approved.

APPOINTMENT OF NEW BOARD MEMBERS

Bill Trevor and John Bertone were appointed to serve on the Board of Directors until the time of the RRPOA Annual Meeting in September 2000.

APPOINTMENT OF OFFICERS and ADVISORS

Bill Bauder was appointed to be an Officer with the title Vice President/Project Manager..

Bill Doolittle was appointed to be an Officer with the title of Vice President.  
Bill Trevor was appointed to be an Advisor on the Legal-Insurance Committee.

### TREASURER'S REPORT

The 1998 Annual Financial Report was approved. It will be mailed to all Rocky Ridge Property Owners by April 30, 1999.

### PROJECT MANAGER'S REPORT

Bill Bauder reported as follows:

#### COMPLETED PROJECTS

- The elevated fuel tank near the Maintenance Building was replaced with a double wall ground level unit.
- At the new pool the inside of the building was repainted, the women's shower was re-tiled and the pool pump and filter were replaced.
- At the Beach House rotten flooring was replaced, new linoleum was laid in the men's and women's toilets and in the kitchen, and a new 50 gallon hot water heater was installed.
- In Units 13 & 31 interior work was done and billed to the owners.
- Roofs of new style buildings were shoveled to remove the snow.
- Deck Closet Metal Doors were purchased for flat roof old style buildings.

#### APPROVED EXPENDITURES FROM REPLACEMENT RESERVE

The Board approved the following not to be exceeded expenditures from the Replacement Reserve:

- Units 13-16 & 9-12 Deck replacement \$20,000.
- Units 9-12-Siding replacement \$12,000.
- Units 13-16-Siding replacement \$10,000
- Paving of Roads and Walkways \$34,730.
- Sealing of Roads and Walkways \$4,394.

#### UPCOMING PROJECTS

- Spring cleanup and startup.
- Winter ending repairs.
- Fireplace screens and fire brick are being replaced on a continuing basis but Bill Bauder is not satisfied with the results. He will have them inspected by a recommended contractor from outside the Tahoe Basin.

### ANNUAL PICNIC

The Board voted to move the date of the annual picnic to September 4, 1999 from July 4, 1999.

### BOUY FIELD

TRPA has completed their Shore Zone Study. We hope to be permitted to have more buoys for owner's boats. Likely time for approval is next year. We have spent \$7,800 so far for permit application.

### MAINTENANCE BUILDING

The Maintenance building is completely rented except for the portion used by RR personnel.

### LEGAL INSURANCE COMMITTEE REPORT

The committee expressed confidence in our present insurance agent-Joe Kimmey.

### UNIT 50

Bill Doolittle and Mel Gianola talked with Paul Hanna who wrote the present CC&R's. It is Hanna's opinion that the present multiple ownership of Unit 50 is not illegal, even though the present ownership contravenes the spirit and intent of the CC&R's. The Board has a duty to enforce the CC&R's, however it is advisable to proceed cautiously, and probably be sure that a majority of the owners want us to proceed.

At a minimum the Board should request a written statement setting forth the schedule of occupancy of Unit 50 as required by the CC&R's.

Bill Trevor volunteered to investigate this matter further with our attorney Mike Fitzpatrick. Bill will report a proposed course of action to the Board at our May 29 Board Meeting.

### CHANGE OF OWNERSHIP NOTIFICATION

The Board resolved to require new owners of RR units to notify the RRPOA by forwarding to us a copy of the Deed.

### BEACH HOUSE USE

John Bertone volunteered to update our policy for use of the Beach House. He will present a draft of the new policy at the May 29 Board Meeting.

### OUTSIDE CONTRACTOR INSURANCE RESOLUTION

The Board passed the following resolution: All outside service people working at Rocky Ridge are required to be covered by a minimum of \$1,000,000 of liability insurance.

### ROWBOAT

Bob Suchard has volunteered to recommend a rowboat to replace our existing one. Bill Trevor will contact Suchard.

### ADJOURNMENT

The meeting was adjourned at 11:42 am.

### EXECUTIVE SESSION

An Executive Session of the Board was held to discuss personnel matters.

### NEXT MEETING

The next Board Meeting will be held 9:00 AM, Saturday May 29, 1999 at the Rocky Ridge Beach House.

Ted Jones  
Secretary