

Minutes of May 29, 1999
ROCKY RIDGE PROPERTIES OWNERS
BOARD OF DIRECTORS MEETING

May 29, 1999

CALL TO ORDER AND APPROVAL OF MINUTES

The meeting was called to order by President Mel Gianola at 9:00 am, at the Rocky Ridge Beach House. Board members present included: John Bertone, Ted Jones, Mel Gianola, Bill Doolittle, Ed Lial and Bill Trevor.

Also present were: Bill Bauder, Ray O'Neal, Marie Phipps, Mary Cushing, Gene Campbell and John Gudebeski.

The Minutes of the Board Meeting on 04-16-99 were approved.

ESTABLISHMENT OF A LANDSCAPE COMMITTEE

A Landscape Committee was formed to make a plan for landscaping areas that have been cleared as a fire break along a number of Rocky Ridge units. The Committee consists of: Gene Campbell, John Gudebski, Bill Trevor, Mel Gianola and Bill Bauder. The committee held a meeting at the conclusion of the Board Meeting.

TREASURER'S REPORT

John Bertone presented the treasurer's report, which was approved by the Board.

RESOLUTIONS

The Board passed a resolution authorizing the expenditure of an additional \$1199 for paving from the Replacement Fund in addition to the previously approved \$34,730 for paving.

The Board passed a resolution authorizing the corporation to transact business with Raymond James and Associates, Inc. and Robert Thomas Securities, Inc. for the purpose of investing funds.

The Board passed a resolution governing the use of Rocky Ridge Recreation Facilities which is contained in Appendix 1.

The Board passed a resolution approving the construction of a window in unit #41. This window is similar to those previously approved for other similar units.

The Board passed a resolution approving a letter from Bill Bauder to the owners of units 11, 18, 49, 55, 58, each of which contains a stove, asking for proof of compliance of the stove installation with the applicable code.

PROJECT MANAGER'S REPORT

Bill Bauder reported as follows:

COMPLETED AND ONGOING PROJECTS

- Beach, New Pool and Tennis Courts opened.
- Sprinklers repaired and turned on. Lawns fertilized.
- Dead, diseased and dangerous trees removed.
- Buoys installed and inspected.
- Raking nearly complete and will be completed next week.
- Building snow damage repaired. Painting is ongoing.
- All new decks re-oiled.
- Pier repaired.
- Paving of Main road, parking from unit 1-15, parking from 96-107 and Walsh road is complete. Sealing and crack repair is ongoing.
- Chimneys swept and inspected.
- Decks and siding for units 13 to 16 is ongoing. The bids received were judged to be excessive.

UPCOMING PROJECTS

- Finish siding and deck replacement for units 13-16.
- Landscape front of units 41-44.
- Open Lake-view pool and replace solar unit.
- Continue painting projects.
- Siding replacement of unit 31 if time permits.
- Replace Real Estate Office deck if time permits.

PERSONNEL

Full time employee Dave Brown has resigned. Bill Bauder is advertising for a replacement.

MAINTENANCE BUILDING

Ray O'Neal will not renew his lease an approximately 100 sq. ft. storage area. It is likely that another tenant will take over this space.

LEGAL INSURANCE COMMITTEE REPORT

There was no report from the committee.

UNIT 50

The owners of Unit 50 have sent a letter to the Board containing a tenancy in common agreement, and time sharing plan for the owners. In addition the owners have said they will consider paying expenses incurred by the Board in their ongoing investigation of the Unit 50 ownership, if the Board will approve the tenancy in common agreement and time sharing plan. Bill Trevor will draft a letter of response and it will be sent over Mel Gianola's signature.

FIREPLACES AND STOVES

Bill Bauder has had the fireplaces of all the units inspected by a qualified fireplace expert. He finds that the fireplaces in 20 units need repair because of cracks in the firebrick. One solution is to replace the cracked fire bricks. Another is to cover the back of the fireplace with a special stainless steel plate.

The inspection also found that owners have installed wood burning stoves in units 11, 18, 49, 55 and 58. Some of these stoves are vented into the fireplace chimney. It is believed that these stoves may be in violation of the code because typically a different code is applicable to fireplace chimneys and stove chimneys. Bill Bauder was asked to write a letter to each of the above unit owners asking for confirmation that their installations meet the code-see Resolutions above.

ROWBOAT

Bob Schuchard is still looking for a rowboat to replace our old one.

ADJOURNMENT

The meeting was adjourned at 11:00 am.

NEXT MEETING

The next Board Meeting will be held 9:00 AM, Saturday September 4, 1999 at the Rocky Ridge Beach House.

Ted Jones
Secretary

Appendix 1.

EXCLUSIVE USE OF RECREATIONAL FACILITIES

Effective May 29, 1999 no further bookings will be made for non-member exclusive use of Rocky Ridge Property Owners Association recreation facilities (e.g. pools, beach clubhouse, and tennis courts). Only members of the Association can, without charge, have exclusive use of such facilities, subject to the following conditions.

- ◆ Requests are made to the Property Manager indicating the time, date, purpose and approximate number of persons attending.
- ◆ All requests are approved by the Board of Directors.
- ◆ The members assume all legal and financial responsibility for their actions and the actions of their guests.
- ◆ Time of use from Memorial Day to mid-September is restricted to the period of 4-PM to 9-PM.
- ◆ Other times during the rest of the year require approval of the Board of Directors.
- ◆ If, after use, the facility is left in a condition which requires more than normal use cleanup, such cleaning will be done by the staff at the current cost of charge-out labor. (Currently \$32.50 per hour).
- ◆ Easement is granted at the beach to boat owners and their guests to go to and return from the pier.
- ◆ Amplified music is not permitted, and live music is subject to approval.

Approved May 29, 1999 by the Rocky Ridge Board of Directors.