

Minutes of April 16, 2001 (REVISED)
ROCKY RIDGE PROPERTIES OWNERS
BOARD OF DIRECTORS MEETING

April 16, 2001

CALL TO ORDER AND APPROVAL OF MINUTES

- President Mel Gianola called the meeting to order at 1:10 PM in Room 422, 851 Burlway, Burlingame CA. Other Board members present were: Gene Campbell, Ted Jones, Marsh Shambarger, Ed Lial, Bill Trevor and Steve Schlumberger. John Bertone, Bill Bauder and Ray O'Neal also attended the meeting.
- The Minutes of the Board Meeting on 11/09/2000 were approved.

LEGAL-INSURANCE COMMITTEE REPORT

- In Unit 111 the water pipes burst causing interior damage. The insurance claim is now being processed.

TREASURER'S REPORT

- John Bertone presented the treasurer's report.

APPROVALS

- The Association's 2000 Financial Statement was approved. It will be mailed to the owners.
- The following items, listed in the Reserve Fund, were approved:

Upper Pool and Upper Spa plastering:	\$9005
Lower Spa plastering and remodeling:	\$11340
Deck replacement Units 29-32:	\$9500
Deck replacement Units 25-28	\$15000
Building maintenance:	\$12000
Paving Rocky Ridge Road entrance road:	\$53800
Sealing blacktop:	\$3859
Resurfacing tennis courts:	\$10600

PROJECT MANAGER'S REPORT

- Bill Bauder reported the following:
- We have had a light winter with only 42% of normal snow-pack
- The beach house has been remodeled at a cost of about \$11000. The remodeling includes-kitchen enlargement, a rebuilt kitchen floor, double-door kitchen access, a full sized range, a microwave oven, new linoleum and carpet, new interior paint.
- Ongoing projects include:
Spring cleanup.

Opening of beach and tennis courts.

Sprinkler activation

Painting

Landscaping units 107-108, 28-29, 61-64, 17-20.

Finish landscaping near tennis courts.

- There may be difficulty in purchasing plants at reasonable cost due to the emergence of the glossy winged sharpshooter and the increase in natural gas prices.

NEW BUSINESS

- There was no new business

OLD BUSINESS

- Unit 21: The kitchen floor linoleum is scheduled for inspection in May.
- Bill Trevor will draft a legally correct, but also understandable, Proxy Form for the election of Board Members at the 2001 Annual Meeting.

ADJOURNMENT

- The Board meeting was adjourned at 2:30 PM.

NEXT BOARD MEETING

- The next Board Meeting will be held on May 26 at 9:00 AM in the Rocky Ridge Beach House.

Ted Jones

Secretary

MEETING SCHEDULE (Need approval for 2002 Meetings)

Date-Day-Time	Meeting	Location
5/27/2000-Sat- 9 AM	RR Board Meeting	Rocky Ridge Beach House
9/02/2000-Sat- 9 AM	RR Board Meeting	Rocky Ridge Beach House
9/02/2000 Sat.- 11 AM	RR Annual Meeting	Rocky Ridge Beach House
10/23/2000-Mon-1 PM	RR Board Meeting	Room 422, 851 Burlway, Burlingame
04/16/2001-Mon- 1 PM	RR Board Meeting	Room 422, 851 Burlway, Burlingame
05/26/2001 Sat- 9 AM	RR Board Meeting	Rocky Ridge Beach House
09/01/2001 Sat.- 9 AM	RR Board Meeting	Rocky Ridge Beach House
09/01/2001 Sat.- 11 AM	RR Annual Meeting	Rocky Ridge Beach House
10/22/2001 Mon- 1 PM	RR Board Meeting	TBD
04/15/2002 Mon- 1 PM	RR Board Meeting	TBD
05/25/2002 Sat- 9 AM	RR Board Meeting	RR Beach House
08/31/2002 Sat- 9 AM	RR Board Meeting	RR Beach House
08/31/2002 Sat- 11 AM	RR Annual Meeting	Rocky Ridge Beach House
10/21/2002 Mon- 1 PM	RR Board Meeting	TBD

DIRECTORS	
Names	Terms
Mel Gianola	(1999-2001)
Ted Jones	(1999-2001)
Ed Lial	(1999-2001)
Steve Schlumberger	(1999-2001)
Gene Campbell	(2000-2002)
Marsh Shambarger	(2000-2002)
Bill Trevor	(2000-2002)
OFFICERS	
President	Mel Gianola
Project Manager-Vice President	Bill Bauder 'Yates'
Vice President	Steve Schlumberger
Secretary	Ted Jones
Treasurer	John Bertone
Assistant Treasurer	Gene Campbell
Assistant Project Manager	Gary Turpin
ADVISORS	
Executive Committee:	John Bertone Bill Trevor Mel Gianola Ed Lial
Finance Committee:	John Bertone Gene Campbell Mel Gianola
Property Committee:	Bill Bauder Ted Jones Ed Lial Steve Schlumberger Marsh Shambarger
Legal-Insurance Committee:	Roger Gault Mel Gianola Bill Trevor
Landscape Committee:	Bill Bauder Gene Campbell Marsh Shambarger John Gudebski Bill Trevor
Recreation Committee:	Helen Hennig

FACSIMILE COVER PAGE

To : Ted Jones

From : WILLIAM H. TREVOR

Sent : 4/18/01 at 2:29:02 PM

Pages : 3 (including Cover)

Subject : Proxies

Ted: Enclosed is a suggested Proxy. It's something to start with and I see no reason to go further in detail until everyone has had their chance to provide input.

I have separated the right to vote for directors from the general proxy to act on other business at the meeting. My thought is that having the "board of directors" vote for a director is not wise. You and I might not agree on voting for a specific person, for example. I would much prefer to see a proxy with a definite vote - or if the ballot is not turned in, then no vote be registered.

On the business proxy, I've clarified that the full board of directors (including those leaving) acts on business brought at the meeting. First, the directors terms expire when they are replaced, or after the expiration of a two year period, which occurs at the end of the meeting. Next, I am uncomfortable leaving business decisions to a Board of Directors that is less than the full seven, and I'm not sure it's legal in any event. Therefore, the proxy provides that the existing board act on business decisions at the meeting where necessary. It's also appropriate because the existing board will have met in session earlier that Saturday morning and decided how it will act anyway.

You should circulate this around with the agenda for the Memorial day board meeting, if you would.

I'd also like you to schedule for that meeting a discussion of the interpretation of "replacement" in the bylaws. Obviously, from the last meeting, it's overdue. Most rational people in business these days clearly understand that "replacement" includes items for change of code, increased costs and other items that our accountant, who is a "stickler" according to Yates, puts into the banned category "upgrades". That definition ought to be clarified by the board and the board ought to tell the accountant personnel how it is defined, rather than vice versa. At the last meeting, on the work being done on the pool, we apparently are now going to the contractor to tell us what is a replacement and where we pay for it (reserve or budget).

Ludicrous. Old.

A fresh perspective is needed.

bill