

**MINUTES OF OCTOBER 23, 2001
ROCKY RIDGE PROPERTIES OWNERS
BOARD OF DIRECTORS MEETING**

CALL TO ORDER AND APPROVAL OF MINUTES

- President Mel Gianola called the meeting to order at 1:05 PM in room 422, 851 Burlway, Burlingame CA. Other Board members present were: Gene Campbell, Ed Lial, Marsh Shambarger, Ted Jones, Bill Trevor and Steve Schlumberger. Also attending the meeting were: John Bertone, Bill Bauder, and Ray O'Neal.
- The Minutes of the 9-1-2001 Board Meeting were approved.

TREASURER'S REPORT

- John Bertone presented the treasurer's report.

THE BOARD APPROVED THE FOLLOWING ITEMS

- The 2002 Budget.
- The 2002 Reserve Study.
- The purchase, for the RR maintenance department, of two pick up trucks-one fitted with integral utility cabinets.
- The 2001-2002 Board Meeting Schedule-shown at the end of the minutes.
- The 2001-2002 Officers and Advisors-shown at the end of the minutes.

PROJECT MANAGER BILL BAUDER'S REPORT

COMPLETED AND ONGOING PROJECTS

- Decks were replaced on units 25 & 26.
- Decks were pressure washed and oiled.
- Buoys were removed.
- Chimneys were swept.
- Painting was continued into the fall because the fall weather was unseasonably warm and dry.
- Lower pool remodeling is continuing.
- New beach furniture has been received.
- Project winterization will continue.

LEGAL INSURANCE COMMITTEE REPORT

- The Board is aware of no ongoing Rocky Ridge Properties litigation.

NEW BUSINESS

- There may be a window of opportunity for Rocky Ridge to obtain additional buoys for its members. To maximize our chances of success Bill Bauder will obtain from our present buoy consultant, a summary of his efforts to date, as well as a written proposal describing his plan to obtain more buoys. If this proposal is unsatisfactory Bill will seek another consultant.
- Bill Bauder reported to the Board that the State has plans for up to 400 campsites in Burton Creek State Park-adjacent to Rocky Ridge. The campsites will be some distance from Rocky Ridge and may not be constructed for some time.

ADJOURNMENT

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

NEXT BOARD MEETING

- The next Board Meeting will be held at 1 PM, Monday April 15, 2002 in Room 422, 851 Burlway, Burlingame, CA.

Ted Jones, Secretary

2001-2002 Board Meeting Schedule

Date-Day-Time	Meeting	Location
10/23/2001 Tue- 1 PM	RR Board Meeting	Room 422, 851 Burlway, Burlingame
04/15/2002 Mon- 1 PM	RR Board Meeting	Room 422, 851 Burlway, Burlingame
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	Room 422, 851 Burlway, Burlingame

DIRECTORS	
Names	Terms
Mel Gianola	(2001-2003)
Ted Jones	(2001-2003)
Ed Lial	(2001-2003)
Steve Schlumberger	(2001-2003)
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

Bill Bauder is going to discuss remotely monitored temperature sensors for each RR Unit. Below are the thoughts of my friend Tom Rohrer.

Dear Ted,

The following are my thoughts on the Ridge temperature sensors:

RIDGE INSPECTION THOUGHTS

If the Association bears a responsibility for water damage due to freezing and for fire hazards, then it follows that the Assoc. also has the right and the duty to inspect to try to minimize the problems.

Since inspection, particularly a routine, perfunctory look may not reveal potential problems, some sort of centralized system for alarming abnormal temperatures would make sense, particularly for low temperatures. An alarm set for 35-36 F would allow some action to be taken before the pipes actually froze, probably 12 hours or more. Such equipment is now available, I'm sure.

The problem of faulty furnaces and/or fireplaces is more difficult. A fireplace is relatively easy---probably 15 minutes per unit ought to suffice.

A furnace, however, is more difficult, and, as you mentioned, subject to expensive error on the inspector's part. I think the best solution for all units would be a good low, and high, temperature alarm. A high alarm set at 150 F would give early warning of a potential fire.

Responsibility to remedy a problem should rest with the owner, who can either do it himself or delegate staff to do it for his account. This would prevent squabbles over whether the furnace should have been replaced, etc.