

**MINUTES OF AUGUST 31, 2002  
ROCKY RIDGE PROPERTIES OWNERS  
BOARD OF DIRECTORS MEETING**

**CALL TO ORDER AND APPROVAL OF MINUTES**

- President Mel Gianola called the meeting to order at 9:05 AM at the Rocky Ridge Beach House.
- Board members Gene Campbell, Ted Jones, Ed Lial, Steve Schlumberger, Marsh Shambarger, and Bill Trevor attended the meeting.
- Bill Bauder, John Bertone, John Gudebski, Ray O'Neal, Marie Phipps and Bob Suchard also attended the meeting.
- The Minutes of the 5-25-2002 Board Meeting were approved.

**TREASURER'S REPORT**

- John Bertone presented the treasurer's report. He said that there will be a dues increase-primarily to cover the increased cost of our workers' compensation insurance and the increased cost of our hazard and liability insurance. The exact amount of the dues increase will be decided when the 2003 Budget is prepared.

**THE BOARD TOOK THE FOLLOWING ACTIONS:**

- Approved the mailing of a November letter to all homeowners explaining the precise coverage of the 2003 Rocky Ridge Hazard and Liability Insurance- especially with regard to water damage.
- Denied a claim for water damage in Unit #122.
- Determined that the owners' of Unit 38 must replace their recently installed architecturally non-conforming windows with architecturally conforming windows.
- Formed an Insurance Committee composed of Mel Gianola, Ted Jones, Steve Schlumberger, Marsh Shambarger, and Bill Trevor. The committee is to review the present coverage of the Rocky Ridge Hazard and Liability Insurance Policy, as well as the Rocky Ridge By Laws and CC&Rs pertinent to Properties Owners Liability. They are to make their recommendations to the Board on Oct. 21, 2002.
- Approved the "Rules for Contractors", written by Bill Bauder and Bill Trevor.
- Approved Ray O'Neal's temporary sign at the entrance to Rocky Ridge.
- Approved the 2003 Board and Annual Meeting Schedule.
- Approved the installation of, the Bill Bauder designed, painted metal rafter caps on all rafter tails.

## **PROJECT MANAGER BILL BAUDER'S REPORT**

### **ONGOING PROJECTS INCLUDE**

- Landscape repairs and maintenance. (Bill Bauder received compliments for the outstanding condition of Rocky Ridge.)
- Paving and sealing.
- Painting.
- Deck repairs for Units 21-24.
- Finishing the fence at the upper pool.
- Finishing the remodel of the lower pool.

### **LEGAL INSURANCE COMMITTEE REPORT**

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

### **OLD BUSINESS**

- Postponed the discussion of the installation of pavers as replacements for existing paths.
- Bill Bauder will remove our temporary buoys and attempt to get re-approval of our legal buoys.
- Bill Bauder will discuss with the Doolittle family the Bill Doolittle Memorial Barbecue at the beach area, because its projected cost is probably more than the family anticipated, and the TRPA approval is very difficult.

### **NEXT BOARD MEETING**

- The next Board Meeting will be held Monday October 21, 2002 at 1:00 PM in Room 422, 851 Burlway, Burlingame.

### **ADJOURNMENT**

- The Board meeting was adjourned at 10:30 AM.

Ted Jones, Secretary

## 2002 & 2003 Board & Annual Meeting Schedule

<b>Date-Day-Time</b>	<b>Meeting</b>	<b>Location</b>
<b>04/15/2002 Mon- 1 PM</b>	<b>RR Board</b>	<b>Room 422, 851 Burlway, Burlingame</b>
<b>05/25/2002 Sat- 9 AM</b>	<b>RR Board</b>	<b>RR Beach House</b>
<b>08/31/2002 Sat- 9 AM</b>	<b>RR Board</b>	<b>RR Beach House</b>
<b>08/31/2002 Sat- 11 AM</b>	<b>RR Annual</b>	<b>RR Beach House</b>
<b>10/21/2002 Mon- 1 PM</b>	<b>RR Board</b>	<b>Room 422, 851 Burlway, Burlingame</b>
<b>04/14/2003 Mon- 1 PM</b>	<b>RR Board</b>	<b>Room 422, 851 Burlway, Burlingame</b>
<b>05/24/2003 Sat- 9 AM</b>	<b>RR Board</b>	<b>RR Beach House</b>
<b>08/30/2003 Sat- 9 AM</b>	<b>RR Board</b>	<b>RR Beach House</b>
<b>08/30/2003 Sat- 11 AM</b>	<b>RR Annual</b>	<b>RR Beach House</b>
<b>10/20/2003 Mon- 1 PM</b>	<b>RR Board</b>	<b>Room 422, 851 Burlway, Burlingame</b>

**M.H. Gianola**  
1700 Escalante Way  
Burlingame, CA 94010  
650-347-7747

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## memo

**To:** All Board Members  
**From:** Mel Gianola  
**Date:** October 2, 2002  
**Subj:** Bylaw and CC&R Review

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John Hanna will be at our 10-21-02 Board Meeting to discuss any questions we may have on our Bylaws and/or CC&R's.

Attached is a list of items I have put together for John to review in preparing for the meeting. If there are additional questions anyone may have, please get them to me immediately so that I can get them to John.

Regards,



Mel Gianola

Enc.

Ted Jones	650-964- <del>3822</del> 5164
Ed Lial	916-929-8114
Steve Schlumberger	
Gene Campbell	
Marsh Shambarger	650-344-0286
Bill Trevor	650-348-4136
John Bertone	415-454-4275
Bill Bauder	530-583-0568

**M.H. Gianola**  
1700 Escalante Way  
Burlingame, CA 94010  
650-347-7747

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October 2, 2002

John Hanna  
Hanna VanAtta  
525 University Ave, Ste 705  
Palo Alto, CA 94301

Re: Rocky Ridge Board Meeting 10-21-02

Dear John,

We look forward to meeting with you at the quarterly Board Meeting of Rocky Ridge.

Attached is a list of the questions that we would like to discuss with you at the meeting. There may be other questions and I will try to get them to you, if there are, prior to the meeting.

Details of the meeting are:

Date: 10-21-02  
Time: 1:00 pm (you will be 1<sup>st</sup> on the Agenda)  
Place: 851 Burlway Rd, Suite 422  
Burlingame, CA 94010  
Phone: (650) 347-7747  
Directions: Attached

If you have any questions, please call. Otherwise, we look forward to our meeting.

Sincerely,

Mel Gianola

MG/me

Enc.

## **Bylaw Items to be Discussed**

### **1) Article III**

3.1 ...at the hour of 2:00 PM...

We have been holding the meeting at 11:00 AM followed by picnic. Recommend to read... "between the hours of 11:00 AM and 2:00 PM."

## **CC&R Items to be Discussed**

1) "Walsh Lot" should be changed to include any similar situation.

### **2) Article V**

A. Maintenance: Except for the Walsh Lot, the Association shall maintain, repair and replace (as necessary) the following:

2) Doors and Windows

This presents a potential problem, particularly with sliding glass doors that are getting old and in need of repair and replacement.

Does the current wording obligate the Association to wash the windows?

B. Insurance

(1) a master hazard policy insuring all improvements, equipment and fixtures of the Property, including residences, but not including the Walsh Lot Improvements.

This wording appears too broad... Does a master hazard policy cover Earthquake damage?

There should be a section outlining the responsibility of any deductibles applicable to any loss.

What is the definition of "improvements"?

How do we treat floor coverings, wallpaper, special finished surfaces, etc.?

**Article VII Use Restrictions**

- 7.1 Prohibits time sharing agreements except does not prohibit up to a maximum of four (4) separate owners as tenants in common, with a single tenancy-in-common agreement.

We would like an explanation of this section.

**Article V**

- 5.2 – C – Manager            L – Delegation

Our manager does file suit, foreclose, record liens and make capital expenditures. Is this a violation of the rules?

**Article VII**

- 7.3 Vehicle Restriction and Towing

This section restricts motorcycle parking, which we believe is allowed under California Law. Please advise.

Mel – Sorry to take so long getting back to you on the Bylaws/CCRs points. I've been in the east and only just returned. My interests:

Bylaws:

3.1 – Provides the annual meeting is at 2 pm, whereas we're holding it at 11 am. A minor point.

3.5 – Proxies require that all matters to be voted upon be specified in the proxy, with a choice provided. Can we somehow include matters that "come up" at the homeowners meeting that need to be dealt with?

Article VII, pg 8. I want clarification on what comprises the Reserve account and how it is to be calculated. This is a long running difference of opinion that I have had with others who limit the reserve account to repair and replacement, but not improvements or additions. This argument has come up often, most recently last year when I wanted to raise the reserve account to cover additions and improvements. What are "additions"? What are improvements? The matters are covered in the first sentence of paragraph K, in paragraph L, and pg 12 paragraph (d), Article I, 1.1 of the CCRs where "improving" is mentioned. And so forth. Let's get a clear understanding from the attorney once and for all.

Bottom of Hill lot. Where is it that the lot at the bottom of the hill is included in the association? If that's the case, how do we incorporate it? What are our responsibilities to that lot? Paragraph 2.1 references 101 lots? The documents aren't set up to deal with the bottom of the hill lot at present.

CCRs

4.1- Can we pre-record some sort of "blanket" easement to prevent a lien for assessments from being lost by a transfer of ownership, much like the tax assessor does? If there is an unpaid assessment (not liened) and the property is sold or transferred, we're left with recourse to the former owner only.

7.1 – What are "time share" rights today?

8.6 – What are the pre-empt rights of first lenders? In other words, a unit burns down, the lender takes the insurance money and runs – it does not rebuild. Where does the association stand vis a vis its rebuilding obligations?

Bill.



**DIRECTORS**

Names	Terms
Mel Gianola	(2001-2003)
Ted Jones	(2001-2003)
Ed Lial	(2001-2003)
Steve Schlumberger	(2001-2003)
Gene Campbell	(2002-2004)
Marsh Shambarger	(2002-2004)
Bill Trevor	(2002-2004)

**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