

**MINUTES OF APRIL 14, 2003  
ROCKY RIDGE PROPERTIES OWNERS  
BOARD OF DIRECTORS MEETING**

**CALL TO ORDER AND APPROVAL OF MINUTES**

- Board President Mel Gianola called the meeting to order at 1:00 PM in Room 422, 851 Burlway, Burlingame.
- Board members Ted Jones, Marsh Shambarger, Ed Lial, Steve Slumberger, Gene Campbell also attended the meeting.
- Bill Bauder, John Bertone, Ray O'Neal and Nick Farwell were also present.

**APPROVAL OF THE MINUTES**

- Approved the minutes of the 10-21-2002 Board Meeting.

**TREASURER'S REPORT**

- John Bertone presented the treasurer's report.

**THE BOARD TOOK THE FOLLOWING ACTIONS:**

- Approved the 2002 Financial Statements. A copy will be mailed to each Rocky Ridge Properties Owner before the end of April.
- Approved \$12,500 for replacement of the Lake View Pool deck.
- Approved \$12,000 for building repairs.
- Approved \$10,500 for deck replacement on units 5 through 8.
- Approved \$ 9,877 for walkway overlay.
- Approved \$5,000 for pavement sealing.
- Approved submission of an insurance claim to the Rocky Ridge insurance carrier for an injury sustained by Devon Ferris, on August 17, 2002, when she fell on a walkway between units 57 and 58. Her father, Frank Ferris, alleges that the walkway was poorly maintained and created a dangerous condition.

## **PROJECT MANAGER BILL BAUDER'S REPORT OF COMPLETED AND ONGOING PROJECTS**

- Snow removal.
- Manufacture and installation of rafter caps.
- Spring cleanup.
- Chimney inspection and cleaning.
- A computer was purchased for the Rocky Ridge Office.

## **LEGAL INSURANCE COMMITTEE REPORT**

- The committee reported that the Board was not in favor of a Terrorist Insurance rider to our insurance policy.

## **OLD BUSINESS**

- Bill Bauder was instructed to withdraw our application for additional buoys.
- Bill Trevor has asked Michael Hughes, an attorney in Danville, to undertake a re-draft of the bylaws and CC&Rs along the lines the Board has discussed in past meetings. He has experience in forming homeowners associations and also in litigation involving homeowners associations (which Bill values more) so can draft something more than just a copy of whatever's in the form books, and hopefully answer specific questions. He has initial copies of the documents and notes Bill has made. Bill will meet with him later in April. Bill expects a first draft in early May. Bill is targeting an initial review with the Board sometime in July, notice to the homeowners in mid August and a vote in September.

## **NEW BUSINESS**

- An internet company, called Exwire, has made a proposal to provide high speed wireless (WiFi) internet connections at Rocky Ridge, if we will allow them to mount an antenna on one of the RR units. Exwire would also be able to use the antenna to access many subscribers around Lake Tahoe. Bill Bauder will ask Exwire to make their offer more financially attractive to Rocky Ridge, since it would obviously be very financially attractive to Exwire.
- The paint applied, in 2002, on a number of the units has faded. The difficulty has been traced to a defective paint product. We are in negotiations with the paint company to have the affected building repainted at their expense.

## **NEXT BOARD MEETING**

- The next Board Meeting will be held Saturday, 08-30-2003 at 9:00 AM in the Rocky Ridge Beach House.

## **ADJOURNMENT**

- The Board meeting was adjourned at 2:15 PM.
- Board Members then met in executive session to discuss personnel salaries.

Ted Jones, Secretary

## **2003 Board & Annual Meeting Schedule & 2004 Tentative Board Schedule**

<b>Date-Day-Time</b>	<b>Meeting</b>	<b>Location</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>
<b>04/12/2004 Mon-1 PM</b>	<b>RR Board</b>	<b>To be determined</b>
<b>05/29/2004 Sat- 9 AM</b>	<b>RR Board</b>	<b>RR Beach House</b>
<b>09/04/2004 Sat- 9 AM</b>	<b>RR Board</b>	<b>RR Beach House</b>
<b>09/04/2004 Sat- 11 AM</b>	<b>RR Annual</b>	<b>RR Beach House</b>
<b>10/18/2004 Mon- 1 PM</b>	<b>RR Board</b>	<b>To be determined</b>

**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