

**MINUTES OF 10-28-2003
ROCKY RIDGE PROPERTIES OWNERS
BOARD OF DIRECTORS MEETING
&
WRITTEN CONCURRENCE OF 11-21-2003**

CALL TO ORDER AND APPROVAL OF MINUTES

- Board President Marshall Shambarger called the meeting to order at 1:00 PM in Room 422, 851 Burlway, Burlingame.
- Board members John Bertone, Ted Jones, Gene Campbell and Bill Trevor also attended the meeting.
- Bill Bauder, Ray O'Neal and Ron Benveniste were also present.

APPROVAL OF THE MINUTES

- Approved, as corrected, the minutes of the 8-30-2003 Board Meeting.

TREASURER'S REPORT

- John Bertone gave the treasurer's report.

THE BOARD TOOK THE FOLLOWING ACTIONS:

- Approved the Reserve Study and Budget for 2004. This budget includes a quarterly dues increase of \$163.
- Approved the delinquency policy for 2004.
- Approved the opening of an investment account at A. G. Edwards to provide investment service for Rocky Ridge monies and signed the application resolution. Marshall Shambarger and Ted Jones were approved as signatories for this account. Rick Lamb at the Incline Village Office will be our principal contact at A. G. Edwards.
- Denied permission, to the owner of unit 71, to hire an outside contractor to replace his deck. Affirmed that the deck will be replaced by Rocky Ridge according to the schedule used for all Rocky Ridge deck replacements.
- Approved the hiring of Western Exterminator to exterminate pests at Rocky Ridge.
- Approved the attached RR Board of Directors Meeting Schedule for 2004.
- Approved the attached list of RR Officers and Advisors for 2004.
- Approved, in accordance with the Reserve Study Schedule, the replacement of tar and gravel roofs with longer life, composite fireproof shingles.

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

- Castle Peak Painting has finished repainting the areas previously painted with the defective paint from Pittsburg Paint.
- Sealing and crack filling has been completed.
- The decks of units 51 & 52 have been repaired, and the decks of units 5 & 6 have been replaced.
- The upper pool repair work has been completed.
- Deck oiling has been completed.
- The buoys have been removed from the RR buoy field.
- The beam supporting the entry roofs at units 22 & 23 has been replaced.
- The RR vehicles and equipment are being winterized and maintained.
- Snow stakes are being installed and sprinklers are being shut down in preparation for winter.
- Tree removal is ongoing. Some dead trees have been removed. Some small live trees have been removed that were either unhealthy, blocked views or were too close to buildings. The remainder of the larger trees will be removed by an outside contractor.
- The walkway at unit 6 will be repaired as soon as the outside contractor cuts and removes the tree that has roots lifting the walkway.

LEGAL INSURANCE COMMITTEE REPORT

- Our present insurer will not renew our policy for 2004. Mel Gianola will investigate to see if it less expensive to have a different insurance policy for each category of insurance (i.e. fire, liability etc.), instead of having an omnibus policy covering all the various categories of insurance.

OLD BUSINESS

- The Board discussed various aspects of the draft copy of the new Rocky Ridge CC&Rs.
- Ron Benveniste volunteered to check with the California Department of Transportation to find the status of their "Placer 28 Project 1". This project is designed to upgrade Highway 28 which runs past the Rocky Ridge entrance. Ron will try to find out how we may best proceed to get a left turn lane installed at Rocky Ridge as part of Placer 28 Project 1.

NEW BUSINESS

- The Board looked at various styles of outside lights to replace the existing outside lights on the Rocky Ridge condominiums.

NEXT BOARD MEETING

- The next Board meeting will be held at 1:00 PM on Monday, April 12, 2004 in Room 422, 851 Burlway, Burlingame.

ADJOURNMENT

- The Board meeting adjourned at 4:00 PM.

WRITTEN CONCURRENCE OF 11/21/2003

- President Marshall Shambarger received written approval from Directors John Bertone, Gene Campbell, Ted Jones, Ed Lial, and Bill Trevor to appoint Ron Benveniste as an RR Director to fill the vacancy caused by the resignation of Director Steve Schlumberger. He notified Ron Benveniste of his appointment in a letter dated 11/21/2003.

Ted Jones, Secretary

2003 & 2004 Board & Annual Meeting Schedule

| Date-Day-Time | Meeting | Location |
|------------------------------|------------------|---|
| 04/14/2003 Mon- 1 PM | RR Board | Room 422, 851 Burlway, Burlingame |
| 05/24/2003 Sat- 9 AM | RR Board | RR Beach House |
| 08/30/2003 Sat- 9 AM | RR Board | RR Beach House |
| 08/30/2003 Sat- 11 AM | RR Annual | RR Beach House |
| 10/28/2003 Tue- 1 PM | RR Board | Room 422, 851 Burlway, Burlingame |
| 04/12/2004 Mon-1 PM | RR Board | Suite 450, 400 South El Camino Real, San Mateo |
| 05/29/2004 Sat- 9 AM | RR Board | RR Beach House |
| 09/04/2004 Sat- 9 AM | RR Board | RR Beach House |
| 09/04/2004 Sat- 11 AM | RR Annual | RR Beach House |
| 10/18/2004 Mon- 1 PM | RR Board | Suite 450, 400 South El Camino Real, San Mateo |

| DIRECTORS | |
|--------------------------------|--|
| | Names Terms |
| | Gene Campbell (2002-2004) |
| | Marshall Shambarger (2002-2004) |
| | Bill Trevor (2002-2004) |
| | John Bertone (2003-2005) |
| | Ted Jones (2003-2005) |
| | Ed Lial (2003-2005) |
| | Ron Benveniste (2003-2005) |
| OFFICERS | |
| | President Marshall Shambarger |
| Project Manager-Vice President | Bill Bauder 'Yates' |
| Vice President | Bill Trevor |
| Secretary | Ted Jones |
| Treasurer | John Bertone |
| Assistant Treasurer | Gene Campbell |
| Assistant Project Manager | Gary Turpin |
| ADVISORS | |
| Executive Committee: | John Bertone Bill Trevor Marshall Shambarger Ed Lial |
| Finance Committee: | John Bertone Gene Campbell Marshall Shambarger |
| Property Committee: | Bill Bauder Ted Jones Ed Lial Ron Benveniste |
| Legal-Insurance Committee: | Roger Gault Mel Gianola Bill Trevor |
| Landscape Committee: | Bill Bauder Gene Campbell Ron Benveniste John Gudebski Bill Trevor |
| Recreation Committee: | |