

Meeting Minutes
Regularly Scheduled Meeting of the Board of Directors
of the
Rocky Ridge Properties' Owners Association
Meeting Date: **March 8, 2022, 1:30 pm**
Location: ZOOM Internet Meeting

Notice of Meeting: Bill (Yates) Bauder confirmed that he provided notice to the homeowners of the Board meeting in accordance with the requirements of the Association's Bylaws (e.g., by the means permitted by the Bylaws and with sufficient advance notice to comply with the Bylaws).

Attendance and Quorum: Yates patched into the ZOOM meeting from the administrative office at the base of the Rocky Ridge hill. Board members Steve Dohrmann, Laura Bertone, Nick Farwell and Bruce Shepherd joined from other remote internet connections; With members in attendance, a quorum was present from the outset; board member Curt Sproul joined shortly after the start of the meeting, providing a fifth board member. Non-Board members Yates, Buster Fenley, Matt Howarth, Ron Janes, Jim Rehkopf, Barry Thurston, John Wilters, and Barry Thurston also attended the meeting.

President Steve Dohrmann called the meeting to order at 1:38 am.

1. **Approval of Minutes:** Bruce moved that the Board approve the minutes of the February 15, 2022 meeting (in the form on the website) and Laura provided a second. The Board approved the minutes by 4-0 vote.
2. **Insurance:** Yates reported that Rich Votaw had learned little new since the 2-15 board meeting. Rich thinks he has verbal commitments from the same group that provided insurance in May of 2021, but he will not know for sure until he gets the written commitment.
3. **Update Re: Request to Install Air Conditioning Equipment within Unit 36:** Yates reported that Joanne Weidemann, the unit owner, has bumped into issues in obtaining a permit to install the proposed air conditioner. The TRPA apparently is arguing that the incremental footage in the pad beneath the condenser results in a violation in the coverage ratios. The issue has not yet been resolved.
4. **Buoys:** Bob reported that Rocky Ridge currently has two applications in play seeking additional buoys. One is for 6 additional buoys, and one is for 7 additional buoys. The board determined to continue to pursue both sets of buoys. Bob has engaged an "expeditor" to assist in this effort. Nonetheless, Bob indicated that he thinks that the buoys will be awarded, at the soonest, after the upcoming boating season.
5. **Property Manager's Report – Bears Again.** Yates reported that bear break ins have increased again. The bear in question appears to have become accustomed to breaking in through the front door. Yates recommends that homeowners explore deploying a power charged floor matt and door wiring that give off a jolt (and thereby deters the bears). Yates believes that the bear avoids doors equipped with the equipment. The challenge for many units may be that there is not a power outlet immediately adjacent to the front door. Yates may experiment with bungee cords that look like the power matt equipment to see if that will be enough to deter the bear.
6. **Future Open Session Agenda Items:**
 - April 12, 2022: Update regarding insurance pricing and availability, and potential approval of procurement of insurance policies, for 2022 (or portions thereof).

- April 12, 2022: Discussion of gaps between walls in crawl spaces.
7. **Report from Closed Session:** The board adjourned to closed session to discuss some personnel items. The board also considered the course to pursue with respect to certain improvements which a homeowner has made without first obtaining the appropriate approvals from the board.

Adjournment. The meeting adjourned at approximately 2:30 pm.

SCHEDULE FOR FUTURE BOARD MEETINGS: (All meetings are scheduled to start at 1:30 pm, unless otherwise noted. Dates, times and locations are subject to change):

4-12-22 (Location: Zoom)

5-13-22 (Location: Zoom) 7-12-22 (Location: Zoom)

9-3-22 (Location: Rocky Ridge Beach clubhouse; start at 9:00 am)

SCHEDULE FOR FUTURE HOMEOWNER/MEMBER MEETINGS (Subject to change):

September 3, 2022 at 11:00 am. (Location: Rocky Ridge Beach clubhouse)