

Meeting of the Board of Directors of the
Rocky Ridge Properties Owners' Association
Meeting Date: November 7, 2023 at 1:30 pm
Meeting Location: ZOOM Platform

Meeting Minutes

Advance Notice of Meeting. Cirra Mason (the Association's bookkeeper) provided notice to homeowners of the Board meeting in accordance with the requirements of the Association's Bylaws. The means of notice included (i) emails of the notice and agenda to each member; (ii) mailing of the notice and agenda to members that do not accept email notices; (iii) posting of the notice and agenda on the website; and (iv) posting of the notice and agenda on the bulletin board at the Rocky Ridge entrance gate. William "Yates" Bauder and Justin "Buster" Fenley participated as the designated representatives of the Board for purposes of enabling a ZOOM platform meeting in accordance with California law. Yates and Buster participated from the project development office in the building adjacent to the real estate brokerage building at the bottom of the Rocky Ridge hill.

Attendance and Quorum: Board members Steve Dohrmann, Laura Bertone, Frank Pagliaro, Matt Howarth, Robert Schuchardt, Curt Sproul and Bruce Shepherd attended the meeting remotely through the ZOOM platform. A quorum of Board members was present throughout both meetings.

In addition to the Board members, Yates and Buster and several homeowners attended the meeting via Zoom.

President Dohrmann called the meeting to order at 1:32 pm.

1. Approval of Minutes. The minutes of the 9-2-23 Board meeting and of the 9-2-23 annual meeting of homeowners were reviewed and approved by the Board (motion was made by Laura, the 2nd was provided by Frank, and the minutes were approved by unanimous vote).

2. Update as to Insurance Issues. Insurance Consultant Andy Sinclair reported that no meaningful progress has been made in securing a fire insurance quote for the year starting 5-15-24. Carriers continue to be hesitant to engage in commitment discussions. The Board discussed the rapid increase in premiums over recent years, and the migration to a 5% deductible for wildfire damage. Andy said he will continue to pursue coverage and report back at the board meeting in late November. Meanwhile, the Board discussed budgeting for 30% premium increase, and should there be any excess funds collected, perhaps the excess could be applied to create a reserve for the 5% wild fire deductible. Andy opined that should a wildfire occur, perhaps the deductible could be covered through special assessments which in turn would be covered by each owner's loss assessment coverage.

3. Property Manager's Report. Yates reported that the maintenance team has completed its various winterization steps for the Associations improvements.

4. Consideration of request for approval from Architectural Control Committee for installation of air conditioning system (Unit 38). The Board acts as the Architectural Control Committee for the Association. In such capacity, the Board has adopted a policy for approval of the installation of air conditioning systems. The primary objective of the policy is to assure that the installation of air conditioning systems does not unreasonably disrupt the experiences enjoyed by owners and guests in other townhomes. As noted by board member Matt Howarth, while one can glean guidance from the nature of past approvals, the Board's policy states that the circumstances of each townhome unit will be evaluated on a stand-alone basis to assess whether the proposed air conditioning system is sufficiently consistent with the air conditioning policy to warrant approval of installation.

Jack Dittoe (owner of 38) and Sam Sinnott presented the application for approval of an AC system for unit 38. Jack noted that the applicant had reduced the size of the AC system (cutting from 3 condensers to 2), so as to reduce the anticipated noise. Jack also has discussed the system with the owners of townhomes 37 and 39, and

neither has any objection. Jack and Sam both answered several questions about the noise calculation (which Jack says now will be less than 56 dB).

After much discussion, the Board (motion by Bruce; 2nd by Bob; unanimous vote) approved the installation of the proposed AC system, subject to the following conditions: (i) the owners will encase the condensers with a wall that is consistent architecturally with the Rocky Ridge development (including a solid wall between the condensers and the space beneath the decks for townhomes 38 and 39); (ii) the proposed location of the condensers will be moved slightly to the north, and the condensers will vent their exhaust away from the building; and (iii) the owners will sign and record a memorandum of a type materially similar to the memoranda signed by owners that previously have installed AC systems.

5. Consideration of update to Association's rules, to address over-crowding. Diane Shore asked the Board to consider strategies to address over-crowding of Rocky Ridge's common facilities. Strategies discussed included the following: (i) restrictions upon use of the common facilities (such as the beach and the pools) by renters; (ii) much more frequent changing of access codes (both for renters and for owners) for the beach and for the gate to get up the hill; (iii) use of wrist bands or other devices to identify people authorized to use the facilities; (iv) an increase in the staffing of attendants monitoring those that use the beach; (v) a "resort fee" or the like imposed upon renters; (vi) **an absolute prohibition on bringing dogs to the beach** (failure of beach goers to comply with the dog rules has been a significant problem in recent years, and with more people using the beach, the disfavored interactions with other users has increased materially).

The Board decided to form a committee to look into a package of possible strategies (and to assess how other developments in the Tahoe Basin are dealing with like problems). The appointed committee consists of Diane Shore, Curt Sproul and Bruce Shepherd. The Committee will report back to the rest of the Board at the Board meeting in February. The Committee also will review and suggest updates to the Rocky Ridge Rules, as appropriate.

6. Treasurer's report re 2024 Budget. Laura reported that Yates, Buster, Laura and Cirra are making progress on the budget, but that they are being held back by lack of clarity on insurance expenses. The Board determined to meet again on November 28 to consider a draft budget. The Board at this point anticipates that the likely increase in homeowners dues will be high enough to require a vote from the homeowners as a condition to becoming effective.

The Board meeting adjourned at 3:28 pm.