

Meeting of the Board of Directors of the
Rocky Ridge Properties Owners' Association
Scheduled Meeting Date: March 26, 2024 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 members that accept emails as a form of notice; (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, Frank Pagliaro, Matt Howarth, Robert Schuchardt, Curt Sproul and Bruce Shepherd attended the meeting remotely through the ZOOM platform. A quorum of Board members thus was present throughout the meeting. Board member Laura Bertone had a last moment conflict and could not attend the meeting.

In addition to the Board members, several homeowners attended the meeting via Zoom (including Janice Jones, Ray Coates, Herm Howerton, Roger Gault, Jack Dittoe, Ron Janes, and Joanne Weidermann). Yates and Buster also attended the meeting.

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

1. **Approval of minutes.** Frank moved that the Board adopt the draft minutes previously circulated to Board members with respect to the February 6 meeting. Curt provided a second to the motion. The Board voted unanimously to approve the draft minutes.
2. **Update as to insurance premium refunds.** Yates reported to the Board as to efforts that he has undertaken to obtain the refunds due with respect to the insurance policies issued by MRMG for the one year periods from and after May 15, 2023. Yates indicated that the requested paperwork was voluminous, but that he and Steve Dohrmann had completed all of it and submitted all of it to MRMG. So far MRMG has not indicated that there will be any obstacles to the Association receiving the refunds, though it may take a few months (Yates also reported that MRMG has indicated that the refunds should be delivered to the Association by April 7, 2024). **As they are received, Yates and Ryan will work through the mathematics to assure that the appropriate cancellation dates are used for purposes of calculating the refunds (and/or credits).**
3. **Update as to calculation of homeowner assessments.** Bruce noted that the Association cannot definitively complete the 2024 assessment calculations until it can confirm the amount of the insurance premium refunds received by the Association. Accordingly, the Board determined to maintain a quarterly assessment of \$5,500 per unit until the Treasurer has the information to recalculate the appropriate amount of the quarterly assessments.
4. **Annual election of Board members.** The Board reviewed the procedures and timeline for the 2024 election of board members. Three seats are up in the election. Steve and Matt indicated that they intend to run for re-election; Bob indicated that he would not stand for re-election. Steve thanked Bob for his many years of service to the Association, and for all of his many accomplishments achieved for the Association.

5. **Report from Frank Pagliaro re “Common Area Committee.”** The Board has appointed a committee to advise with respect to the increased demands being placed upon common areas due to an increase in the number of people visiting Rocky Ridge. Frank Pagliaro (the committee chair) briefly described the concepts that he proposes to address through the work of the committee. The issues include the nature of the rules appropriately applicable to dogs and dog leash requirements, use of bikes, use of motorized bikes and scooters, limitations upon the number of vehicles that may be parked in the parking areas with respect to a particular unit, and limitations upon the number of vehicles that may be parked at the beach with respect to a particular unit. The committee also may consider (i) the nature of any additional signs that may be appropriate in order to encourage compliance with the applicable Common Area rules and (ii) limitations upon the use of Common Areas by renters (it being understood that there may be legal principles that restrict the nature and scope of rental restrictions, and the Association does not want to unnecessarily provoke litigation). The committee consists of board member Frank Pagliaro and homeowners Janice Jones and Diane Shore. The Committee will report back to the Board at the next Board meeting.

Buster also described certain steps which he is taking to encourage understanding and enforcement of Association rules. These steps include differentiating the key fobs provided to renters, and to infusing expiration dates for the effectiveness of these fobs at the property gates, use of a sign in sheet at the beach, and potentially greater staffing at the beach. Buster will discuss these steps further at the next board meeting.

6. **Hiring of New Assistant.** Buster reported that the Association has filled out the management staff with the hiring of a new assistant for Buster.

The meeting adjourned at 2:13 pm.

Schedule for regular board of director meetings after Labor Day in 2023 through Labor Day in 2024:

The proposed schedule for regular board of director meetings for the Rocky Ridge Properties Owners’ Association is as follows (both the dates and the contemplated topics are subject to change by the board):

Date	Location	Contemplated Topics (subject to change)
May 14, 2024 at 1:30 p.m.	Zoom platform	Update as to collection of insurance premium refunds Update re calculation of 2024 Assessments Report from Common Area Committee re: potential revisions to operating procedures applicable to Rocky Ridge common areas
June 18, 2024 at 1:30 p.m.	Zoom platform	
August 31, 2024 at 9:00 a.m.	Beach Clubhouse	

The 2024 annual members’ meeting for the Rocky Ridge Properties Owners’ Association is scheduled for the Saturday within Labor Day Weekend, at 11:00 am. The meeting will be held in the Rocky Ridge Beach Clubhouse. The Association currently plans to host a beach barbecue immediately following the meeting.