

Meeting of the Board of Directors of the
Rocky Ridge Properties Owners' Association
Scheduled Meeting Date: March 18, 2025 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 have indicated that they accept emails as a form of notice; (ii) mailing of the notice and agenda to members who have not indicated that they 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.

Attendance and Quorum: Vice President Matt Howarth called the meeting to order at 1:36 pm.

Board members Frank Pagliaro, Gail Gabiati, Jim Naylor, Laura Bertone and Bruce Shepherd attended the meeting from the outset. A quorum of Board members thus was present throughout the meeting. Board member Steve Dohrmann did not attend the meeting.

William "Yates" Bauder and Justin "Buster" Fenley participated in the meeting in their collective roles as the property manager for the Association.

A large contingent of homeowners joined the meeting for portions of the meeting. At one point or another, representatives of about 30 of the townhouses or single family residences were in attendance

Open Session

1. **Approval of minutes of 2-4-25 Board Meeting.** The Board unanimously approved the minutes of the 2-4-25 meeting in the form previously circulated to the Board members.
2. **Property Manager report.** Buster feels the window electrification wiring by Bear Busters is working quite well in reducing bear break-ins. He encourages homeowners to talk with Bear Busters should they want greater protection against bear break-ins. Rocky Ridge has suffered no break-ins since around the first of the year as the number of units with window electrification protections has grown. Buster further noted that in contrast, other developments in the vicinity of the northwest corner of Lake Tahoe have experienced a material number of break-ins.
3. **2025 election of directors to the Board.** The current Board members were asked if they intend to seek re-election to the Board in August of 2025. Bruce informed the Board that he does not intend to seek re-election, while Frank and Gail indicated that they intend to seek re-election. Laura said that she still is considering the decision. The Board then discussed the nature of responsibilities assumed by each of the officers and the other Board Members. The Board asked Bruce to compile a list of tasks which historically have been assigned to the different Board positions. The Board indicated that they may want to re-think the manner in which tasks are assigned to the different Board members.
4. **Discussion re: revisions to rules pertaining to dogs in Rocky Ridge Common Areas.** The Board considered the limitations to apply to the use by dogs of Rocky Ridge Common Areas. To focus discussion, Frank and Matt put together a first draft of a revised policy to apply to Common Areas beginning in April of 2025. After extended discussion, the Board unanimously adopted the revised rules set forth in the attachment to these minutes. The Board reserves the right to further revise the rules at any time if it concludes that the rules are not working effectively or harmoniously. Both those with and without dogs are encouraged to be respectful of the rights of others, and to apply common sense, with respect to these rules.
5. **Financial Matters – Association bank accounts.** The Board opted to defer discussion to the next meeting re: investment products offered by banks which effectively enable governmental guaranties for accounts with balances in excess of the governmental guaranty limitations. [These products can make money management easier for account holders. In the December meeting, homeowner Scott Shepherd offered to assist Laura and

Cirra in locating such products and then allocating the Association's monetary assets (consisting of both operating and reserve funds) among such governmentally guaranteed accounts and products, with an eye toward using mechanics that achieve full guaranty coverage.]

6. **Fire Protection Report.** This item was tabled to the next meeting. Frank and Yates will walk the property prior to the next meeting and come back with a proposal for any fire mitigation work that they consider to be important.

At 2:25 p.m. the Board adjourned to closed session.

Closed Session

In closed session the Board discussed further the mechanics of transitioning the property management role from Yates to Buster.

The meeting adjourned around 2:42 p.m.

Scheduled remaining regular Board of directors meetings through Labor Day in 2025: The proposed schedule for regular Board of director meetings for the Rocky Ridge Properties Owners' Association is as follows (both the dates and the topics are subject to change by the board):

| Date | Location | Contemplated Topics (subject to change) |
|--------------------|-----------------|---|
| 5-6-25 at 1:30 pm | Zoom platform | <ul style="list-style-type: none">• Consideration of the fire threat posed by brush and forests on properties nearby or adjacent to the Rocky Ridge Common Areas (Frank, Yates).• Consideration re investment of RRPOA's cash reserves (Laura & Scott Shepherd)• Update re Board election• Closed Session: Consideration of management transition from Yates to Buster (Jim, Matt, Laura). |
| 6-24-25 at 1:30 pm | Zoom platform | <ul style="list-style-type: none">• Update re election |
| 7-15-25 at 1:30 pm | Zoom platform | <ul style="list-style-type: none">• Update re election |
| 8-30-25 at 1:30 pm | Beach Clubhouse | |

The **2025 annual members' meeting** for the Rocky Ridge Properties Owners' Association (i.e., the annual homeowners' meeting) is scheduled for **Saturday within Labor Day Weekend (8-30-25), at 11:00 am**. The meeting will be held in the Rocky Ridge Beach Clubhouse. The Association will host a beach barbecue immediately following the member meeting.

Restrictions Upon Use
of Rocky Ridge Common Areas by Dogs
[Rules Modified as of 4-1-2025]

The current policy pertaining to the use of Rocky Ridge Common Areas by dogs (whether brought by a Rocky Ridge owner, a tenant or a guest) is that each dog must be on a leash, and under the control of its owner, **at all times** that the dog is within the Common Areas.

The Board voted unanimously to re-affirm these rules, subject to the following changes:

1. The following rules shall apply each day at the beach area:

- **Prior to 9:00 a.m., dogs may use the beach area “off leash.”**
- BUT... if prior to 9:00 a.m. a dog interferes with use of the beach by other owners, tenants or guests, it is expected that the dog’s owner immediately will place the dog on a leash.
- **No dogs will be permitted at the beach area after 9:00 a.m.,** unless the dog is on a leash and in the midst of transport to or from the parking lot and a boat, kayak, paddle board or other water vessel.
- Service dogs are allowed at the beach at all times, but after 9:00 a.m. they must be kept on leash and under control of the dog’s handler. [For a handler’s dog to be considered a “service dog”, the dog must be individually trained to perform tasks directly related to a disability of the handler, and the handler must be able to control the dog. *NOTE: Per both federal and state laws, a dog characterized as an “emotional support dog” is not considered to be a service dog, and accordingly the dog (unless it also is a service dog), shall not be afforded the expanded access and use rights afforded to a service dog.*]

2. The following rules shall apply each day within all other Common Areas:

- **No dogs are allowed at any time within any pools** or in any surrounding buildings or fenced pool areas.
- Within all other Common Areas, all dogs (including service dogs) at all times must be kept on leash and under owner control.

3. Dog owners shall be responsible for **promptly cleaning up waste** from their pets.

4. Violations of these rules may result in fines or other penalties.