

Meeting of the Board of Directors of the
Rocky Ridge Properties Owners' Association
Scheduled Meeting Date: May 6, 2025 at 1:30 pm
Meeting Location: Zoom

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: President Steve Dohrmann called the meeting to order at 1:31 pm.

Board members Frank Pagliaro, Gail Gabiati, Jim Naylor, Laura Bertone and Matthew Howarth attended the meeting from the outset. A quorum of Board members thus was present throughout the meeting. Board member Bruce Shephard was excused from the meeting.

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

Homeowners Kirk Hasserjian, Ron James, Sara Olsen and Adele Henning also attended the meeting.

Open Session

1. ***Approval of minutes of 3-18-25 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 reported that the annual spring cleaning is proceeding well: the lawn is being patched, irrigation turned on, upper pool cleaned. Snow has melted from the tennis courts. The Beach property will be open by May 15th. All summer employees are returning. A couple of trees had to be removed. Buoys and kayak storage spaces were assigned randomly this year and there are a few openings of each remaining. We were granted 4 new buoys (35 total now) and three are still available. These new buoys costs \$20,000 to install and also replacing 2 new mooring blocks was necessary. These expenses will be depreciated.
Bears are always present at Rocky Ridge. Since installing the bear mats and wires, the number of break-ins has been substantially reduced. Other developments in the vicinity are still experiencing a material number of break-ins.
3. ***2025 election of directors to the Board.*** Bruce and Laura decided to run for re-election to the Board, as well as Frank and Gail. No other homeowners have notified The Board of their intention to run for the Board. Since there are currently 4 openings and 4 candidates, the Board voted on the following Resolution to hold the election by acclamation.

RESOLVED, that since the number of nominated candidates is less than or equal to the number of board seats up for election, the Board has exercised its authority to hold the election by acclamation in accordance with California law. To proceed in this manner, the Board (i) has adopted May 14, 2025 as the "Reminder Date" referenced in the Election Procedures adopted by the Board with respect to the election, (ii) has determined to provide notice of the potential election by acclamation to the Rocky Ridge homeowners and (iii) has scheduled a Board meeting for June 3, 2025 to hold a Board vote as to the implementation of the election by acclamation. Homeowners seeking greater information with respect to the election by acclamation process are encouraged to review the notice and the election procedures.

Until May 14, any Homeowner may still notify the Board of their intention to run for a Board position. If there are no more candidates, the Board will hold a short meeting on June 3, 2025, to approve election by acclamation. Gail moved that the Resolution be passed, Laura seconded the motion and the motion was unanimously approved. Cirra will send out notice of the Acclamation process to all homeowners.

4. **Request from Owner of Unit 90.** Sara Olsen, the owner of Unit 90, submitted the paper work necessary documenting her wish to create a door under her deck to access the storage space contained there. A discussion followed concerning the size, location, construction and appearance of the door. Sara consulted a structural engineer concerning the placement of the new opening. Frank made the motion to approve the request, Laura seconded it and the motion passed unanimously.
5. **Revision of Operating Rules.** Article V of the Rocky Ridge Rules and Policies will be changed to reflect the new rules governing dogs at the Rocky Ridge common areas as passed at the March meeting. The rules will be added to the website and a copy of the Revised Rules and a Summary will be placed in every unit. A motion was made by Frank to implement these actions, seconded by Laura and unanimously approved by the Board.
6. The Board started a preliminary discussion reviewing the current roles and duties of each Officer and staff. The discussion will be continued as an agenda item at the June 24th Board meeting.

At 2:15 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 at 2:30 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)
6-3-25 1:30 pm	at	Zoom	<ul style="list-style-type: none">• Approval of Election by Acclamation assuming no other candidates presented
6-24-25 1:30 pm	at	Zoom	<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• Consideration of Board Governance discussion.• Closed Session: Consideration of management transition from Yates to Buster (Jim, Matt, Laura).
7-15-25 1:30 pm	at	Zoom	<ul style="list-style-type: none">• Update re election
8-30-25 1:30 pm	at	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.

