

Regular Meeting of the Board of Directors of the
Rocky Ridge Properties Owners Association
Scheduled Meeting Date: May 12, 2026 at 1:30 pm
Meeting Location: Zoom Platform

Meeting Minutes

Advance Notice of Meeting. Justin (Buster) Fenley (the Association's property manager) 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 James Naylor called the meeting to order at 1:31 pm.

Board members Jim Naylor (Vice President), Gail Gabiati (Secretary), Laura Bertone (Treasurer), Bruce Shepherd and Stacy Conner, attended the meeting from the outset. This quorum of Board members was present throughout the meeting. Steve Dohrmann joined the meeting as it was in process. Matt Howarth was excused. Buster Fenley participated in the meeting as property manager for the Association. Leah Dalby and Tyler O'Neal attended in their capacity as representatives of Vacation Tahoe. Eight homeowners also attended the meeting.

Open Session

1. Approval of Minutes.

The minutes of the 4/7/26 regular Board meeting were approved as revised.

2. Property Manager Report.

There have been numerous signs of bear activity since the last meeting. The bears are cruising every night and all break-ins occurred in units which did not have bear wires installed. One of the units was actually on the wait list for the wires. The board encourages all homeowners to contact Tahoe Bear Busters and have this done to protect their townhomes. Almost 50% of homeowners have had the work done.

The re-surfacing of the upper pool is complete and the facility will be open by Memorial Day weekend. A homeowner with IT expertise has contacted Buster about the revamp of our website. Buster will work with this homeowner and keep us posted as to the progress.

Two buildings are currently undergoing roof repairs and will be completed soon.

Sand has been added to the beach and volleyball court.

Part time crew has been added to help get the property ready for the summer and the staff is busy painting and fixing the irrigation system.

Two buoys and ten kayak rack spots are still available for summer rental. If interested, homeowners should send in the application and fee.

The delivery of the new dump truck has been delayed.

3. Board Elections.

Three Board positions will be on the ballot. If any homeowner is interested in serving on the Board, please let your interest be known to Bruce Shepherd or Buster by May 25. Steve Dohrmann will not run for re-election. Two current directors are seeking re-election. Buster has received emails from two homeowners who are interested in running for the Board.

4. Treasurer's Report.

The transfer to our new 3rd party bookkeeping service has been bumpy but starting to smooth out. Quarterly statements were late to arrive at people's homes so collection was a bit late. To date, all but 10 homeowners are current with their dues.

We now have our QuickBooks account online with is much more convenient. Work continues consolidating our bank accounts. We currently have 18 accounts and Laura would like to get that down to a more manageable 4 or 5 accounts.

5. Long Range Planning Committee.

This Committee will be composed of 2 or 3 Board members and 2 or 3 homeowners and will guide the long range expenditures (hopes and dreams) for the property. Please let Matt or Buster know if you are interested in joining this committee.

6. Revision of Rocky Ridge Rules and Policies.

AB 130, a new California law, limits HOAs to a maximum \$100 fine levied against a homeowner who is not in compliance with an association rule. For example, a homeowner who commits a minor infraction such as hanging towels on their railings, would first be asked to refrain from that practice. If the homeowner continues doing the infraction, a \$100 fine would be imposed. If towels appear on the railings on a future day, that would be cause for another fine. The law allows for exceptions to this fine limitation in the case of a homeowner making a health and safety violation such as leaving flammable materials in a closet. In that case, more significant fines can be imposed. Frank Pagliaro is working on a list of these more serious violations and will present them to the board at the next meeting for review.

There were no comments or requests for new business from homeowners attending the meeting.

At 2:00 pm, the Board adjourned to closed session.

Closed Session

In closed session the Board discussed the ongoing lawsuit against our former insurance brokers and some personnel issues.

The meeting adjourned at 2:30 pm.

Scheduled remaining regular Board of director meetings in 2026 (through Labor Day in 2026): 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)
June 23, 2026 at 1:30 pm	Zoom platform	Update on Board Elections Update on Rules and Policies Amendments; AB 130
September 5, 2026 at 9 am	Rocky Ridge Beach Clubhouse	
October, 2026, at 1:30 pm (date not set yet)	Zoom platform	New Board tutorial regarding interim financial state

The 2026 annual members' meeting for the Rocky Ridge Properties Owners' Association is scheduled for the Saturday within Labor Day Weekend, at 11:00 am, September 5. The meeting will be held in the Rocky Ridge Beach Clubhouse.