

Roosevelt Ridge HOA Meeting

3-5 PM, 2/21/06



ROOSEVELT RIDGE

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Agenda

- Introductions
- Update
- Budget
- Scheduled Development Items
- Discussion items
- Wrap-up



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Update

- Sales
- Development activities
- RR Marketing Efforts
- Listed Lots
 - Lot 13
 - Lot 5
 - Lot 6
- Phase II Update



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Budget



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Roosevelt Ridge Homeowners Association 2008 Budget

Phase I Assessments

Monthly Dues	\$ 180
Months Assessed (Phase I)	12
Lots Assessed (Phase I)	17
Months Assessed (Phase II)	8
Lots Assessed (Phase II)	7
Total Assessments	\$38,388

Expenses

Road Maintenance	\$8,000
Forestry Management	\$24,000
Entry Maintenance	\$1,600
Bookkeeping	\$1,000
Materials	\$500
Contingency- refundable if not used	\$4,388
Total Expense	\$38,388



Balance Sheet

		Dec 31, 08
ASSETS		
Current Assets		
Checking/Savings		
	1st Bank - Checking	1,000.00
	1st Bank - Savings	3,200.00
	Total Checking/Savings	4,200.00
Accounts Receivable		
	Accounts Receivable	-1,000.00
	Total Accounts Receivable	-1,000.00
	Total Current Assets	3,200.00
	TOTAL ASSETS	3,200.00
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
	Misc. Payable - RR	100.00
	Total Other Current Liabilities	100.00
	Total Current Liabilities	100.00
	Total Liabilities	100.00
Equity		
	Net Income	3,000.00
	Total Equity	3,000.00
	TOTAL LIABILITIES & EQUITY	3,200.00



P&L Statement

	<u>Jan - Dec 08</u>
Ordinary Income/Expense	
Income	
Reserve Funds	3,150.00
Total Income	<u>3,150.00</u>
Expense	
Bank Charges	100.00
Total Expense	<u>100.00</u>
Net Ordinary Income	3,050.00
Other Income/Expense	
Other Income	
Interest Income	6.93
Total Other Income	<u>6.93</u>
Net Other Income	<u>6.93</u>
Net Income	<u>3,056.93</u>



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Cash Flow Statement

	<u>Jan - Dec 88</u>
OPERATING ACTIVITIES	
Net income	13,266.93
Adjustments to reconcile Net income to net cash provided by operations:	
Accounts Receivable	-9,160.00
Misc. Payable-RR	110.00
Net cash provided by Operating Activities	<u>4,216.93</u>
Net cash increase for period	<u>4,216.93</u>
Cash at end of period	<u>4,216.93</u>



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Development

- Utilities
- Entryway
- Roosevelt Rock
- The Deck



Utilities

- Electricity, Gas, Telephone, and Internet
 - Contracts under review
 - Triple Drop to within 150' of Build Envelope
 - Electricity- United Power
 - Gas- Colorado Natural Gas
 - Telephone / Internet: Qwest, DSL (target for 300Mbps, 151Mbps)
- Implementation
 - Targeted start date: March 2006
 - Targeted completion date: May 2006



On-Site Improvements

- Cisterns
 - Fire mitigation only: 2 30k gallon roadside cisterns
- Grading 2 corners to <6% grade
- Shared driveways:
 - Standard: within 6" of final grade, no stumps, level, width: 13-16'
 - Targeted completion date: March
 - Rough In & Culverts
 - Grading & Ditches
 - Utility Installation
 - Final Grading



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Off-Site Improvements

- Widening 119 – RR road, flattening
 - Targeted start date: April



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Entryway

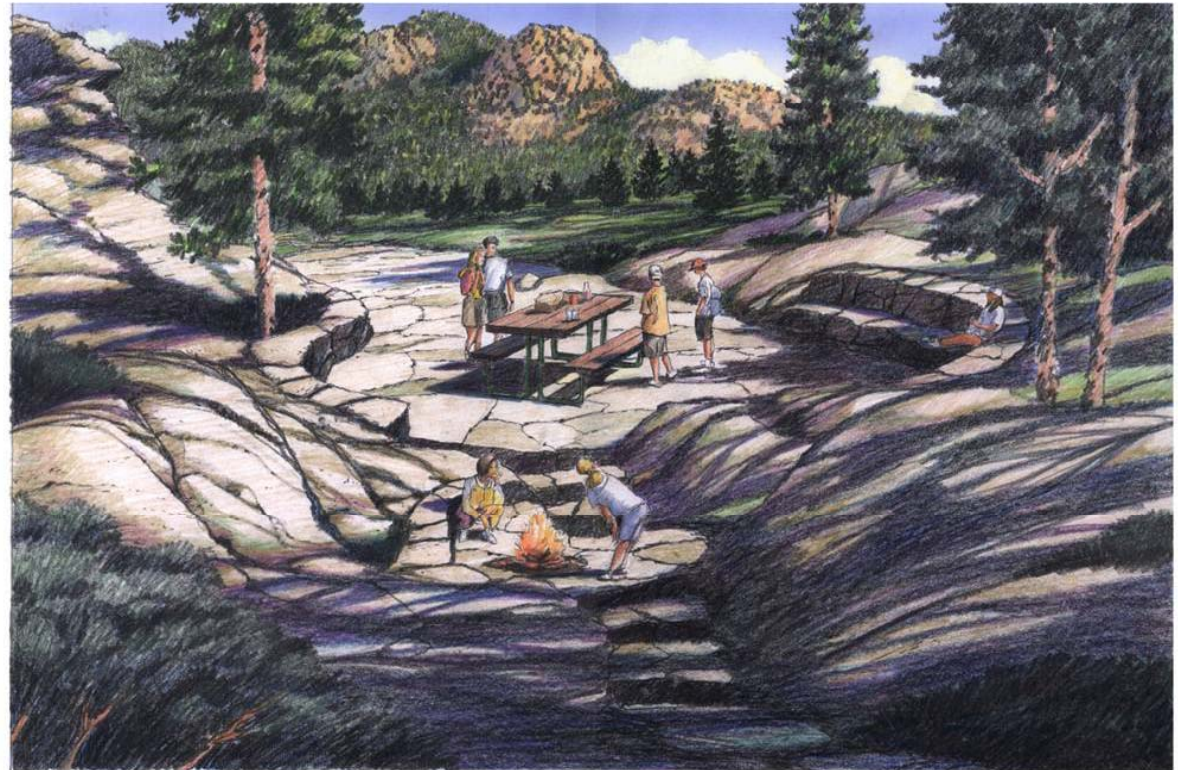
- Entryway
 - Drive-through monument
 - Signage
 - Entry features (fence, stone monuments)
- Permitting initiated
- Structural engineering complete
- Initiating Timber Peg shop drawings ASAP
- Targeted start date: April
- Targeted completion date: May-June





Roosevelt Rock

- Finalizing plan
- Choosing vendors
- Targeted start date:
May-June
- Targeted
completion date:
July
- ** *based on
discussion at RR
HOA meeting, will
most likely
eliminate fire pit*





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PRIVATE RESERVE

The Deck

- Finalizing Plan



Pre-Construction Checklist

- Review Design Guidelines, Exemption Plat, CC&Rs, Conservation Easement
- Review Uniform Building Code and all other applicable codes (DoE Renewable Energy Checklist)
- Submit plan to Design Review Committee (DRC) for review, discussion, and approval
- Apply for Gilpin County Building Permit
- Site Control SOPs
 - Approve GC- verify insurance, licensing
 - Visitors mandatory sign-in at RR trailer
 - Up-to-date plans maintained at RR trailer
- Initiate Construction



Solar Discussion

- Solar Power Station
 - Overall Intent
- Design
 - Phase I 30kW: 11 houses
 - \$240k
 - Infrastructure
 - Phase II 10-30kW
 - \$50k / 10kW
- Options
 - RR Solar Power Station
 - \$20-30k / house buy-in
 - 95-98% of United Power cost
 - Individual Solar Arrays
 - \$20-30k / house



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Solar Funding Options

- Grants
- RR



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Summary

- Next Meeting
- Other items