

Roosevelt Ridge HOA Meeting

6/18/10

10AM EST



ROOSEVELT RIDGE

P R I V A T E R E S E R V E



- Update
 - Financials
 - Snowplow cost update
 - Late Payments on HOA Dues
 - Development Updates
 - Beetle Kill Mitigation
 - Gate Upgrade Details
 - Signage Details
 - Discretionary Fund concept

- Approve Past Minutes (attached)



		Apr 30, 10
ASSETS		
Current Assets		
Checking/Savings		
	1st Bank HOA Checking	53,196.58
	1st Bank HOA Savings	9,042.64
	Total Checking/Savings	62,239.22
Accounts Receivable		
	Accounts Receivable	4,766.02
	Total Accounts Receivable	4,766.02
	Total Current Assets	67,005.24
TOTAL ASSETS		67,005.24
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
	Misc. Payable - Lone Pine	110.00
	Total Other Current Liabilities	110.00
	Total Current Liabilities	110.00
	Total Liabilities	110.00
Equity		
	Retained Earnings	49,459.93
	Net Income	17,435.31
	Total Equity	66,895.24

AR

- Orié Fontaine missing HOA payments

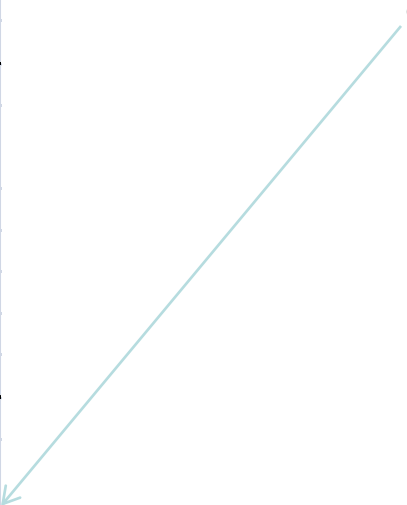




		Jan - Apr 10
Ordinary Income/Expense		
Income		
	Dues Income	15,337.05
	Reserve Funds	1,800.00
Total Income		17,137.05
Expense		
	Road Signs	165.49
	Bank Service Charges	47.00
	Postage and Delivery	340.00
	Professional Fees	
	Bookkeeper	540.00
	Total Professional Fees	540.00
	Snow Plowing	700.00
	Trash Collection	151.50
Total Expense		1,943.99
Net Ordinary Income		15,193.06
Other Income/Expense		
Other Income		
	Interest Income	4.24
Total Other Income		4.24
Net Other Income		4.24
Net Income		15,197.30

Commentary

- Snow Plowing
 - Budget: \$3,000
 - Actual: \$700
 - Positive var: \$2,300





- All accounts are up to date except for Mr. Fontaine
- Have consulted legal counsel, will be proceeding with Lien, Foreclosure on Lot 10



Beetle Kill Mitigation

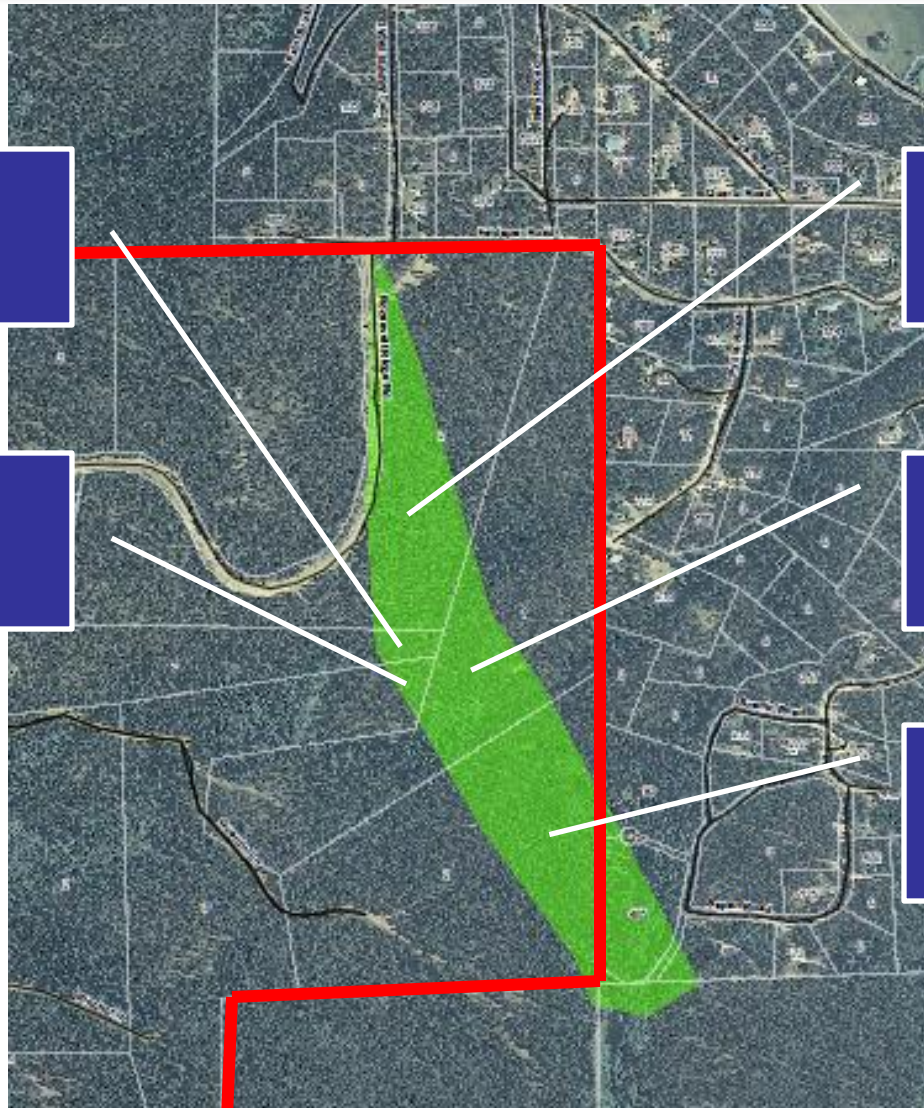
LOT 14
Todd

LOT 15
Feagins

LOT 11
Roosevelt Ridge

LOT 13
Powers

LOT 12
Pure



- Anchorpoint has surveyed the area and will be applying CO State Beetle Kill mitigation \$ to these lots as marked (if approved by individual homeowner). Letter from Anchorpoint attached.



- Working with DGO Access to finalize design and budget (\$30k)
- Gate Details
 - Dual metal gates, swinging inward (design on next slide)
 - Telephone entry system panel mounted at mailbox area
 - Motion-sensitive light to illuminate panel at night
 - Visitors can enter their code or call owner
 - Computer logging and configuration
- Security Cameras
 - Three cameras
 - At gate post, facing out
 - At gate post, facing in
 - At entry system panel, facing operator
 - Cameras record to DVR
 - DVR securely accessible by internet
- Installation to be completed "this summer"
- Jeff Keicher (lot #16) taking over project management



Mock-up of gate design- matched to style of entryway



Keypad / phone
box- placed at
mailbox station





- Street Signs-
 - Would be placed at each intersection, showing the name of both roads.
 - Responsibility: HOA
- Entry Sign: Welcome to Roosevelt Ridge
 - Would be placed at the turn-in off of Feldspar into the property
 - Responsibility: HOA
- Lot Entry Signs
 - Indicating entry to the Lot, at the entry of the Build Envelope
 - Responsibility: Lot Owner
- Lot Line Signs
 - Indicating the border between two Lots, and only on main roads where they can be seen
 - Responsibility: HOA
- Lot Direction Signs
 - Indicating which lots are down each road. Will be placed on the Street Signs at each intersection, below the street name, indicating which Lots are down each road (and maybe indicating which Lots are directly forward as well, TBD)
 - Responsibility, HOA



- Resolutions
 - Approve Minutes
 - Review Capital Expenses
 - Signage: Not to exceed \$4k (previously approved)
 - Gate: Not to exceed \$30k (previously approved)
 - Discretionary Improvements to Entryway: NTE \$4k (needs approval)
- Other items?



Lot	Address	Owner	Date Acquired	Address	Email
4	4 Bull Moose Run	Robin ChiKong Cheung	6-Jan-10	Mohegan Lake, NY	RobinCheung@v-logic.net
5	5 Bill Moose Run	Robert Morello and Shirley Chin	11-Dec-09		morellochin@yahoo.com
6	8 Roosevelt Ridge	Richard and Paulette Sarghos	30-Oct-09	San Marcos, TX	ricpau@hotmail.com
7	1 Bull Moose Run	Philip and Judy De la Vega	30-Dec-09	Erda, UT	philip.delavega@nokia.com
8	1 Pinchot Lane	Terry Rodrigue and Deanne Fujii	23-Sep-05	Boulder, CO	jawdlv@hotmail.com
9	6 Roosevelt Ridge	Mike and Giselle Wallace	19-Sep-08	Houston, TX	trodrique@interwestgrp.com
10	2 Pinchot Lane	Orie Fontaine, Jr.	30-Nov-05	Duxbury, MA	mwallace@tricomarine.com
12	2 Quentin Lane	David and Pamela Pure	13-Dec-05	Alpharetta, GA	orief@comcast.net
13	1 Quentin Lane	Vicki Powers	7-Dec-09		dtpure@aol.com
14	4 Roosevelt Ridge	Harry W. Todd by Katherine M. Todd	30-Nov-05	Grayslake, IL	vickipowers@comcast.net
15	2 Roosevelt Ridge	Brian and Kelley Feagins	29-Sep-05	Parker, TX	bfeagins@verizon.net
16	1 Roosevelt Ridge	Jeffrey Keicher and Susan Munson	2-Nov-09	Thornton, CO	jeffreymkeicher@msn.com
17	3 Roosevelt Ridge	* Michael and Karen Kaiser	7-Jun-06	Black Hawk, CO	susanmunson@msn.com
18	7 Roosevelt Ridge	Chris and Evelyn Aucoin	8-Jan-08	Cypress, TX	Mike@ourislands.com
19	3 Sagamore Trail	Robert F. Wilson by Suzanne Wilson	28-Dec-09	Bloomfield Hills, MI	Karen@ourislands.com
20	2 Sagamore Trail	Peter and Christine Twining	7-Mar-07	Dulles, VA	chris.aucoin@shell.com
21	1 San Juan Heights	Rich and Lisa Harris	5-Nov-07	Littleton, CO	eaucoin@SirSol.com
	Remainder	Lone Pine Real Estate, LLC			swilson@rawlandsolutions.com
		* Scott and Julie Schorer	24-Feb-05	Duxbury, MA	pete@teamtwinning.com
					rich@harrisfamilylaw.com
					sschorer1@gmail.com