

Roosevelt Ridge HOA Meeting

12/10/10
10 AM EST



ROOSEVELT RIDGE

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



- Update
 - Welcome to new owners Lisa and Joel Stevens: #5 Roosevelt Ridge
 - Financials
 - YTD
 - 2011 Budget Proposal
 - Legal
 - Fontaine
 - Development Updates
 - Entryway gate
 - Entryway development
 - Signage
 - Tub Grinder/Chips
 - Anchorpoint fire mitigation
 - Other
 - Fire District Hearing
 - Driveway permitting
 - Lone Pine Development Activities

- Approve Past Minutes (attached)



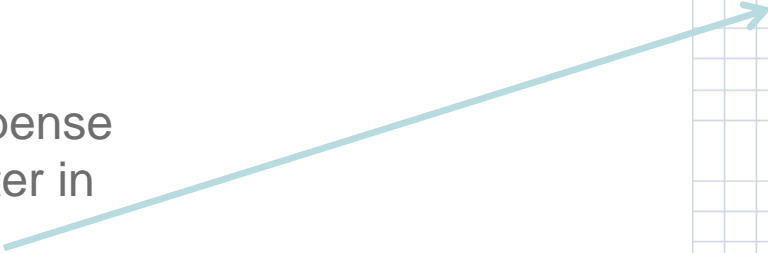
2010 YTD Balance Sheet

		Dec 8, 10
ASSETS		
Current Assets		
Checking/Savings		
	1st Bank HOA Checking	12,253.05
	1st Bank HOA Savings	9,502.69
	Total Checking/Savings	21,755.74
Accounts Receivable		
	Accounts Receivable	6,551.54
	Total Accounts Receivable	6,551.54
	Total Current Assets	28,307.28
TOTAL ASSETS		28,307.28
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	-21,262.65
	Total Equity	28,197.28
TOTAL LIABILITIES & EQUITY		28,307.28



Commentary

- Improvements expense details covered later in presentation



	Jan - Dec 10
Ordinary Income/Expense	
Income	
Dues Income	23,837.05
Reserve Funds	2,250.00
Total Income	26,087.05
Expense	
Improvements	
Entry Way	4,464.41
Entry Way Gate	30,647.95
Road Signs	1,864.49
Total Improvements	36,976.85
Bank Service Charges	133.00
Filing Fees	358.00
Insurance	
Liability Insurance	2,084.00
Total Insurance	2,084.00
Postage and Delivery	340.00
Professional Fees	
Accountant	400.30
Bookkeeper	1,120.00
Legal Fees	965.00
Total Professional Fees	2,485.30
Road Maintenance	4,425.00
Snow Plowing	700.00
Trash Collection	454.50
Utilities	
Phone/Fax/Data	342.07
Gas and Electric	63.00
Total Utilities	405.07
Total Expense	48,361.72
Net Ordinary Income	-22,274.67
Other Income/Expense	
Other Income	
Interest Income	14.29
Total Other Income	14.29
Net Other Income	14.29
Net Income	-22,260.38



	2010			
	FY BUDGET	YTD ACTUAL	VAR	Comments/Questions
Assumptions:				
Average number of dues-paying owners for the year	15			
Average monthly dues amount	125			
Target HOA Dues	22,500			
Income:				
Dues Actually Received				
Assessment Due	22,500	23,837	1,337	
Reserve Income		2,250	2,250	
Late Charges		997		
Interest Income		14	14	
Total Income	22,500	27,098	4,598	
Expenses:				
Office Expenses:				
Bank Service Charges	75	133	(58)	
Filing Fees	348	358	(10)	
Postage and Delivery	160	340	(180)	
Accounting	2,000	400	1,600	
Bookkeeper	300	1,120	(820)	
Legal				
General		400	(400)	
Fontaine Lien		965	(965)	
Insurance				
HOA D&O Insurance	2,200	2,084	116	
Entryway Improvements				newly bound
Maintenance:				
Snow Plowing	3,000	700	2,300	
Road Grading and Upkeep	5,000	4,425	575	
Fire and Beetle Mitigation (06 Budget \$24k)	-	-	-	
Fence Repair	250		250	
Utilities				
Phone/Fax/Data		342	(342)	
Gas and Electric		63	(63)	
Trash Collection	600	303	297	
Repairs				
				Any repairs from Insurance / Reserve
Improvements:				
Signage	4,000	2,364	1,636	
Additional '10 Signage	5,000	5,000		Add \$5,000 in '10 per presentation
Entryway- Gate	30,000	30,648	(648)	Added \$1k domed cameras towards end of project- not budgeted.
Entryway- Gate- lighting?				
Entryway improvements	4,000	4,464	(464)	Flagstone paving around mailbox to match walkway.
Entryway plantings				Plantings in the entryway beds and irrigation
Total Expenses	56,933	54,110	2,823	



	2011		2010			Comments/Questions
	FY BUDGET	INC	FY BUDGET	YTD ACTUAL	VAR	
Assumptions:						
Average number of dues-paying owners for the year	17	2	15			assuming no Fontaine dues
Average monthly dues amount	125	-	125			
Target HOA Dues	25,500	3,000	22,500			
Income:						
Dues Actually Received						
Assessment Due			22,500	23,837	1,337	
Reserve Income				2,250	2,250	
Late Charges				997		
Interest Income				14	14	
Total Income	25,500	3,000	22,500	27,098	4,598	
Expenses:						
Office Expenses:						
Bank Service Charges	150	75	75	133	(58)	
Filing Fees	400	52	348	358	(10)	
Postage and Delivery	350	190	160	340	(180)	
Accounting	500	(1,500)	2,000	400	1,600	
Bookkeeper	1,400	1,100	300	1,120	(820)	
Legal						
General	1,000	1,000		400	(400)	
Fontaine Lien				965	(965)	
Insurance						
HOA D&O Insurance	2,200	-	2,200	2,084	116	
Entryway Improvements	650					newly bound
Maintenance:						
Snow Plowing	2,000	(1,000)	3,000	700	2,300	
Road Grading and Upkeep	5,000	-	5,000	4,425	575	
Fire and Beetle Mitigation (06 Budget \$24k)		-	-		-	
Fence Repair		(250)	250		250	
Utilities						
Phone/Fax/Data	1,320	1,320		342	(342)	
Gas and Electric	750	750		63	(63)	
Trash Collection	600	-	600	303	297	
Repairs						
						Any repairs from Insurance / Reserve
Improvements:						
Signage		(4,000)	4,000	2,364	1,636	Original '10 Budget
Additional '10 Signage			5,000	5,000		Add \$5,000 in '10 per presentation
Entryway- Gate		(30,000)	30,000	30,648	(648)	Added \$1k domed cameras towards end of project- not budgeted.
Entryway- Gate- lighting?	3,000	3,000				Entryway lighting
Entryway improvements	2,000	(2,000)	4,000	4,464	(464)	Flagstone paving around mailbox to match walkway.
Entryway plantings	4,000	4,000				Plantings in the entryway beds and irrigation
		-				
Total Expenses	25,320	(31,613)	56,933	54,110	2,823	
Net Income	180	34,613	(34,433)			

Commentary

- Assuming 18 lots, no lot sales in '11, Fontaine not paying (17)
- Entryway insured to \$60k: \$650
- Lighting at Gate, Kiosk
- Flagstone Kiosk
- Entryway Plantings



- Gate Lighting: NTE \$3k
 - Shielded down-lighting: 3
 - 2 on gate
 - 1 at Mail Kiosk
- Entryway Improvements:
 - Flagstone Paving: NTE \$2k
 - Around mail kiosk, matching path
 - In Spring
 - Plantings: NTE \$4k
 - Plant evergreens and ground cover in new planter beds
 - Run temporary irrigation



- Background
 - Fontaine owns Lot 10 / 2 Pinchot Lane
 - Has not paid HOA dues
 - Total owed at time of Lien Filing: \$6,532.02
 - HOA Assessments: \$4,170.00
 - Interest: \$997.02
 - Attorney's Fees: \$1,365.00
- Lien Filed
- Foreclosure process initiated
- Lot will most likely be auctioned. We will keep HOA apprised of situation.



Entry Gate Update front pictures

- Finalized development
 - Budget: \$30k
 - Actual: \$30,648
 - Negative Variance: \$648
- Entry gate keypad functional
- Cameras Functional
- Future development
 - Lights
 - Require design, permitting
- Discussion re functionality / training / clickers





Entry Gate Update cameras

- Four cameras
- One week of recordings
- Owner login to come

Camera 1:
from keypad



Camera 2:
of Entry Approach



Camera 3:
of Mailbox



Camera 4:
of Exit Approach





Entry Gate Update rear pictures





ROOSEVELT RIDGE™
PRIVATE RESERVE

Entry Gate Update key pad





Entry Improvements- Beds





Entry Improvements- Kiosk





Entry Improvements- Fence Removal





Entry Improvements- Budget / Payment

- Initial Budget: \$4k
- Actual: \$4,464.41
- Negative Variance: \$464.41
- Need to approve over-budget portion: \$464.41



Signage: Entry Sign HOA

- Budget: \$4,000
- Used: \$2,364
 - “Welcome” Sign: Total Cost: \$2,199
 - Entry sign: \$1,699
 - Pick-up & Installation: \$ 500
 - Other signs earlier in 2010: \$ 165
- Remaining: \$1,636
- Seeking \$7,834 for road signs, or **additional \$6,200** (detail follows):
 - Street Signs: \$4,440
 - Arrow Sign: \$165
 - “Welcome” Signs: \$3,240

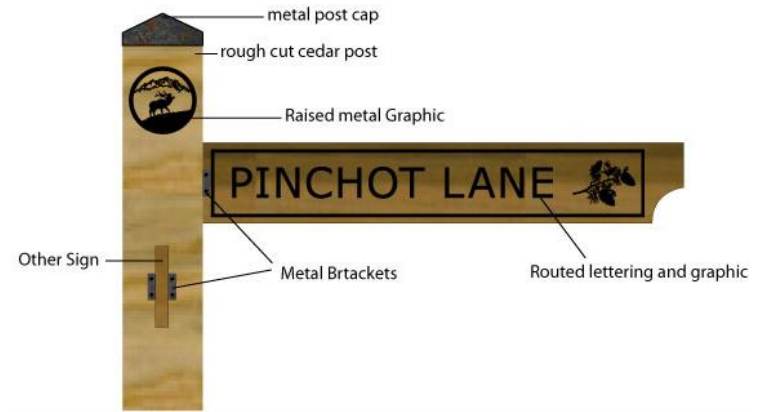




Signage: Street Signs HOA

- 2-sided street signs:
 - 2 signs per post: “Roosevelt Ridge” (main road), Street Name
 - NO stop sign... example only..
 - Streets:
 - San Juan Heights
 - Quentin Lane
 - Pinchot Lane
 - Sagamore Trail
 - Bull Moose Run
 - Installation: \$1,375
 - Total Cost: \$,4,440

6" x 36" Natural Wood street signs, with Routed lettering and graphics



Street Signs			
2-sided sign	2	168	336
Post	1	134	134
Steel Cap	1	48	48
Metal Decoration	1	95	95
One Sign			613
Street Signs Sub Total	5	613	3,065
Delivery & Installation			1,375
Total Road Signs			4,440



- Single Roosevelt Ridge Arrow
- Intent
 - Place a Roosevelt Ridge directional arrow on the post at the intersection of Quartz and Feldspar, where other signs for different people in Gilpin Gardens are
 - Cost: \$154

1 - 30" x 8" Metal Arrow Sign

Green Background with Gold Vinyl lettering





- Strategy
 - Notify trespassers
 - "hearts and minds campaign"
 - Placed at entry and trailheads around property
- Comments re text?
- Cost
 - NTE \$3,240



Arrow Sign	1	154	154
"Welcome" Signs	10	49	490
"Welcome" Sign Posts	10	100	1,000
Installation	10	175	1,750
"Welcome" Signs Total			3,240



Signage: “Lot Sign” Individual Owners

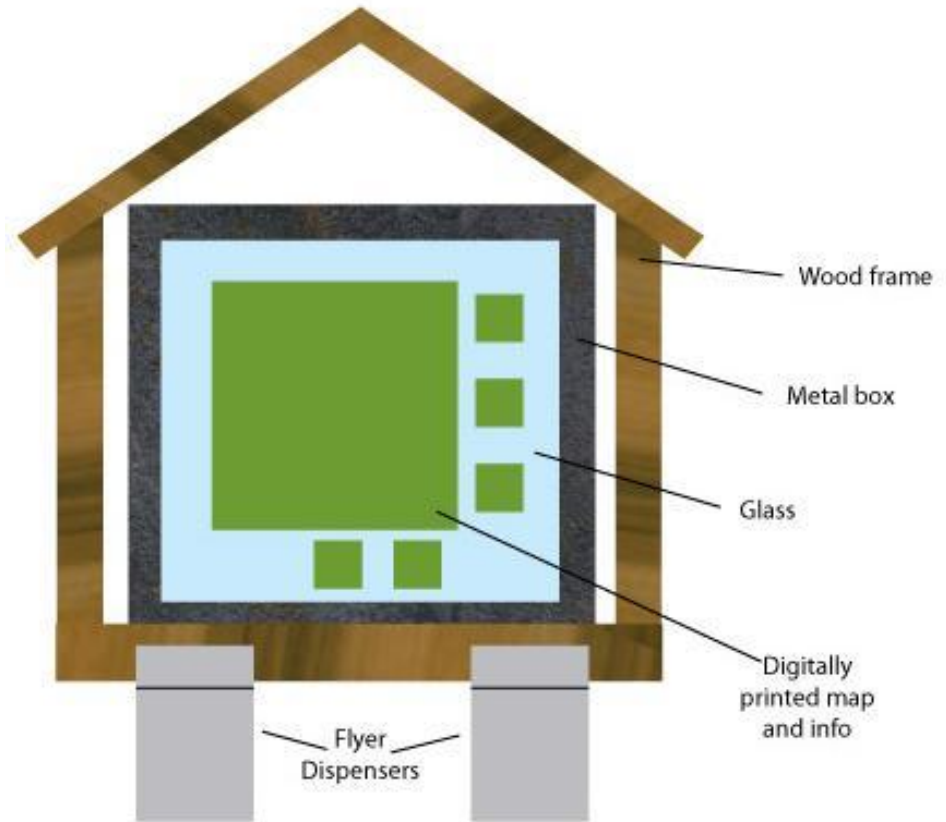
- 1-sided lot signs:
 - Text: Owner’s Discretions
 - Cost: Individual Owner: \$450
- Process
 - Send text to Schorer
 - LCI will contact for payment and any design discussions (color, text, design)
 - If owner would like different design within sign, up to owner’s discretion & Design Committee approval (to make sure we keep uniform quality)





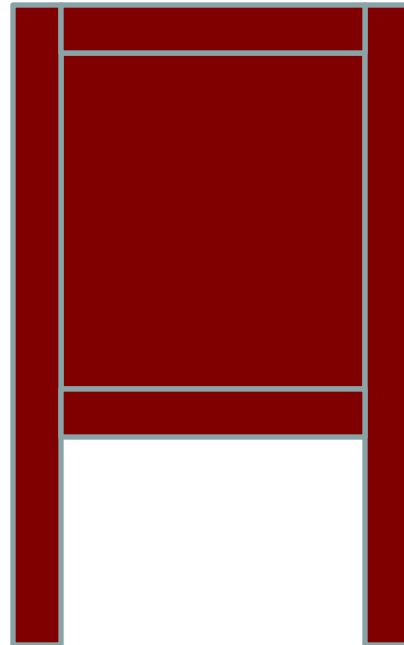
Signage: Kiosk Map Lone Pine

- Lone Pine responsibility, as relates to lot sales
- Intent
 - Provide a map for prospective buyers, as they will no longer be able to drive freely around property
 - Secondary intent: can be used to place community notices alongside map
- Placed on back side of Mail Kiosk, where walkway goes





- Lone Pine responsibility, as relates to lot sales
- Intent
 - Take ugly real estate agent signs, remove from metal frames
 - Place in custom wooden frames that match look and feel of Roosevelt Ridge
 - Placed in non-intrusive but visible location near Kiosk and Map





- Tub Grinder
 - Lone Pine to contract to remove large slash pile from entry to San Juan Heights
 - Tub Grinder will be brought on site in conjunction with Joe / Alpine
 - Will turn Slash pile into wood chips for community usage (picture below, small child inserted for scale!)
 - Will be stored to side of entry to San Juan Heights, allowing access down existing road (again..)
- Fire Mitigation. Update from AnchorPoint
 - AnchorPoint oversaw the creation of a 15 acre “shaded fuel” break along the southern portion of Roosevelt Ridge. This fuel break will help reduce the threat of wildland fire to Roosevelt Ridge and neighboring homes. By thinning the forest, AP have increased the ability of fire fighters and other emergency personnel to gain access to critical fire fighting areas. In addition, a shaded fuel break will increase the ability of homeowners to leave the area safely in the event of a wildland fire. Lastly, by removing dead, dying, beetle infested, or structurally unsound trees, the overall health of the forest is improved. And a healthier forest is less likely to burn with great intensity.





Slash Pile Update!

- Slash Pile reduction proceeded faster than anticipated.
- Should be complete by HOA meeting
- Unblocks San Juan Heights access
- Also removed rock pile from 5 Roosevelt Ridge

Help yourself to wood chips (we have a few...)!



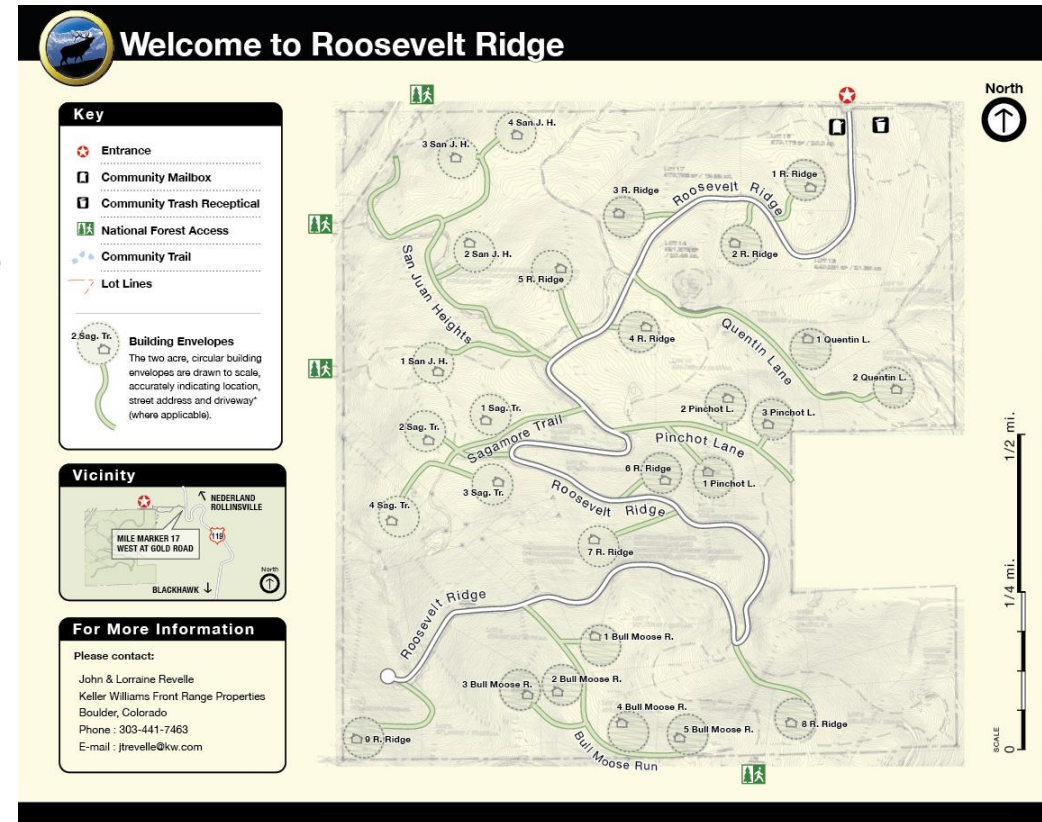


- Fire District Hearing
 - Letter attached
 - Discussion

- Driveways
 - County Permits:
 - Grading Permit from Community Development
 - Access Permit from Public Works (formerly Road & Bridge)
 - Provide HOA guidance: design committee approval



- Continue to market remaining 6 lots:
- Raise prices after each lot sale in order to drive lot values as close as possible to original '05 prices
- Continue to take long view on RR value and individual lot values
- Continue to take actions to support these goals
- Continue to be a resource to home owners
- Maintain ownership of #9 Roosevelt Ridge and #2 , #3 Bull Moose Run
- Updated web site, including new map:
http://www.rooseveltridge.com/estate_Lots/index.shtml#





- Resolutions
 - Approve Minutes
 - Review and Approve Finances
 - 2011 Budget
 - Special Items
 - Signage: Approve Additional \$6,200 for total of \$10,200 in 2010
 - Entryway Insurance
 - Capital Improvements in '11
- Other items?
 - Please e-mail:
 - Scott Schorer (sschorer1@gmail.com)
 - Mike Kaiser (mike@ourislands.com)



Owner Master Contact List

Lot	Address	Owner	Date Acquired	Address	Email
4	4 Bull Moose Run	Robin ChiKong Cheung	.DEC 09	Mohegan Lake, NY	RobinCheung@v-logic.net
5	5 Bill Moose Run	Robert Morello and Shirley Chin	.DEC 09		morellochinchin@yahoo.com
6	8 Roosevelt Ridge	Richard and Paulette Sarghos	.OCT 09	San Marcos, TX	ricpau@hotmail.com
					philip.delavega@gmail.com
7	1 Bull Moose Run	Philip and Judy De la Vega	.DEC 09	Erda, UT	jawdlv@hotmail.com
8	1 Pinchot Lane	Terry Rodrigue and Deanne Fujii	.SEP 05	Boulder, CO	trodrigue@interwestgrp.com
9	6 Roosevelt Ridge	Mike and Giselle Wallace	.SEP 08	Houston, TX	mwallace@tricomarine.com
10	2 Pinchot Lane	Orie Fontaine, Jr.	.NOV 05	Duxbury, MA	orief@comcast.net
12	2 Quentin Lane	David and Pamela Pure	.DEC 05	Alpharetta, GA	dtpure@aol.com
13	1 Quentin Lane	Vicki Powers	.DEC 09	Alameda, CA	vickipowers@comcast.net
14	4 Roosevelt Ridge	Harry W. Todd by Katherine M. Todd	.NOV 05	Grayslake, IL	toddkatherine@mac.com
15	2 Roosevelt Ridge	Brian and Kelley Feagins	.SEP 05	Parker, TX	bfeagins@verizon.net
					jeffreymkeicher@msn.com
16	1 Roosevelt Ridge	Jeffrey Keicher and Susan Munson	.NOV 09	Thornton, CO	susanmunson@msn.com
					Mike@ourislands.com
17	3 Roosevelt Ridge	* Michael and Karen Kaiser	.JUN 06	Black Hawk, CO	Karen@ourislands.com
					chris.aucoin@shell.com
18	7 Roosevelt Ridge	Chris and Evelyn Aucoin	.JAN 08	Cypress, TX	eaucoin@SirSol.com
19	3 Sagamore Trail	Robert F. Wilson by Suzanne Wilson	.DEC 09	Bloomfield Hills, MI	swilson@rawlandssolutions.com
20	2 Sagamore Trail	Peter and Christine Twining	.MAR 07	Dulles, VA	pete@teamtwinning.com
21	1 San Juan Heights	Rich and Lisa Harris	.NOV 07	Littleton, CO	rich@harrisfamilylaw.com
23	5 Roosevelt Ridge	Joel and Lisa Stevens	.NOV 10	Gilpin, CO	joel@prepfire.com
	Remainder	Lone Pine Real Estate, LLC			
		* Scott and Julie Schorer	.FEB 03	Duxbury, MA	sschorer1@gmail.com