

Roosevelt Ridge Home Owners Association

Meeting Minutes

12.10.10

I. Call to order

Scott Schorer called to order the regular meeting of the Roosevelt Ridge Home Owners Association at 10 AM EST on December 10th, 2010 via telephonic conference.

II. Roll call

Scott Schorer conducted a roll call.

Owners representing 17 out of a total of 27 lots were present; a quorum was achieved.

	Address	Owner	10-De
8	1 Pinchot Lane	Terry Rodrigue and Deanne Fujii	Present
13	1 Quentin Lane	Vicki Powers	Present
14	4 Roosevelt Ridge	Harry W. Todd by Katherine M. Todd	Present
16	1 Roosevelt Ridge	Jeffrey Keicher and Susan Munson	Present
19	3 Sagamore Trail	Robert F. Wilson by Suzanne Wilson	Present
23	5 Roosevelt Ridge	Joel and Lisa Stevens	Present
*	9 Lots	Lone Pine RE / * Scott and Julie Schorer	Present
17	3 Roosevelt Ridge	* Michael and Karen Kaiser	Present
18	7 Roosevelt Ridge	Chris and Evelyn Aucoin	Present
4	4 Bull Moose Run	Robin ChiKong Cheung	Absent
5	5 Bill Moose Run	Robert Morello and Shirley Chin	Absent
6	8 Roosevelt Ridge	Richard and Paulette Sarghos	Absent
7	1 Bull Moose Run	Philip and Judy De la Vega	Absent
9	6 Roosevelt Ridge	Mike and Giselle Wallace	Absent
10	2 Pinchot Lane	Orie Fontaine, Jr.	Absent
12	2 Quentin Lane	David and Pamela Pure	Absent
15	2 Roosevelt Ridge	Brian and Kelley Feagins	Absent
20	2 Sagamore Trail	Peter and Christine Twining	Absent
21	1 San Juan Heights	Rich and Lisa Harris	Absent

III. Open issues

- Update General Status
- Review Financials
 - 2010 Budget vs. Actual
 - 2011 Budget Proposed
- Legal
 - Review Fontaine Activity
- Development Activity
 - Reviewed entry gate status and utilization
 - Reviewed entryway improvements
- Signage
 - Reviewed welcome sign status
 - Reviewed proposed signage plan and budget increase
- Review Anchorpoint beetle kill/fire mitigation actions

IV. New business

- 2011 Budget Review & Discussion
- Misc Update:
 - Slash pile→tub grinder→chip pile
 - Rock pile relocation
 - Driveway placement, approval process, county permitting

V. Resolutions

All following resolutions were passed unanimously.

- Resolved, to approve the minutes of Roosevelt Ridge Home Owners Association for the Roosevelt Ridge HOA Meeting on June 18th, 2010.
- Resolved, to approve the 2011 Budget as described in Appendix.
- Resolved, to add \$6,200 to the 2010 budget for the signage as summarized in appendix

VI. Adjournment

Scott Schorer adjourned the meeting at approximately 11 AM.

Minutes submitted by: Scott Schorer

Minutes reviewed by: Mike Kaiser

Appendix:

2011 Budget:

	2011		Comments/Questions
	FY BUDGET	INC	
Assumptions:			
Average number of dues-paying owners for the year	17	2	assuming no Fontaine dues
Average monthly dues amount	125	-	
Target HOA Dues	25,500	3,000	
Income:			
Dues Actually Received			
Assessment Due			
Reserve Income			
Late Charges			
Interest Income			
Total Income	25,500	3,000	
Expenses:			
Office Expenses:			
Bank Service Charges	150	75	
Filing Fees	400	52	
Postage and Delivery	360	190	
Accounting	500	(1,500)	
Bookkeeper	1,400	1,100	
Legal			
General	1,000	1,000	
Fontaine Lien			
Insurance			
HOA D&O Insurance	2,200	-	
Entryway Improvements	650		newly bound
Maintenance:			
Snow Plowing	2,000	(1,000)	
Road Grading and Upkeep	5,000	-	
Fire and Beetle Mitigation (06 Budget \$24k)		-	
Fence Repair		(250)	
Utilities			
Phone/Fax/Data	1,320	1,320	
Gas and Electric	750	750	
Trash Collection	600	-	
Repairs			Any repairs from Insurance / Reserve
Improvements:			
Signage		(4,000)	Original '10 Budget
Additional '10 Signage		(6,200)	
Entryway- Gate		(30,000)	Added \$1k domed cameras towards
Entryway- Gate- lighting?	3,000	3,000	Entryway lighting
Entryway improvements	2,000	(2,000)	Flagstone paving around mailbox to
Entryway plantings	4,000	4,000	Plantings in the entryway beds and
		-	
Total Expenses	25,320	(32,813)	
Net Income	180	35,813	

Signage:



ROOSEVELT RIDGE™
PRIVATE RESERVE

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

