

# Roosevelt Ridge HOA Meeting

THUR FEB 7, 2013

9AM EST



**ROOSEVELT RIDGE**

P R I V A T E   R E S E R V E



- Financials
  - Balance Sheet
  - 2012 YTD vs. Budget
  - 2013 Budget Proposal
  - HOA Dues
- Development Updates
  - Trespassing Issue & Signs
  - Camera
- Other
  
- Approve Past Minutes (attached)



**Balance Sheet**

- ~\$53k in Checking and Savings
- Seeking approval to move \$48k to a higher interest rate account
- Prudential Option-discussion

<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1st Bank HOA Checking	43,348.53
1st Bank HOA Savings	9,516.10
<b>Total Checking/Savings</b>	<b>52,864.63</b>
<b>Other Current Assets</b>	
Accounts Receivable	1,000.00
<b>Total Other Current Assets</b>	<b>1,000.00</b>
<b>Total Current Assets</b>	<b>53,864.63</b>
<b>TOTAL ASSETS</b>	<b>53,864.63</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Retained Earnings	32,973.49
Net Income	20,891.14
<b>Total Equity</b>	<b>53,864.63</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>53,864.63</b>



P&L

- Dues
  - 3 members owe total \$1k together
  - Fontaine: current, issue closed
- Operating Results: ~\$17k surplus due to:
  - Fontaine payments, which were not budgeted
  - Tight budget management

	<u>Jan - Dec 12</u>	
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Dues Income	27,986.27	
Fontaine Settlement Payments	5,500.00	
<b>Total Income</b>	<u>33,486.27</u>	
<b>Expense</b>		
<b>Improvements</b>		
Entryway	2,000.00	flagstone paving for kiosk
Road Signs	1,700.00	
<b>Total Improvements</b>	<u>3,700.00</u>	
<b>Maintenance</b>		
Entry Way Gate	2,285.84	repair and maintenance of gate
Bank Service Charges	79.00	
Filing Fees	365.00	
<b>Insurance</b>		
D&O Insurance	2,100.00	
General Liability Insurance	632.00	
<b>Total Insurance</b>	<u>2,732.00</u>	
Postage and Delivery	440.00	
<b>Professional Fees</b>		
Accountant	535.00	
Bookkeeper	852.50	
Legal Fees	32.50	
<b>Total Professional Fees</b>	<u>1,420.00</u>	
Snow Plowing	1,475.00	
Slash Pile removal	2,900.00	
Trash Collection	0.00	
<b>Utilities</b>		
Phone/Fax/Data	1,300.52	
Gas and Electric	205.02	
<b>Total Utilities</b>	<u>1,505.54</u>	
<b>Total Expense</b>	<u>16,902.38</u>	
<b>Net Ordinary Income</b>	16,583.89	
<b>Other Income/Expense</b>		
<b>Other Income</b>		
Interest Income	4.75	
<b>Total Other Income</b>	<u>4.75</u>	
<b>Other Expense</b>		
Other Expenses	-290.00	
<b>Total Other Expense</b>	<u>-290.00</u>	
<b>Net Other Income</b>	<u>294.75</u>	
<b>Net Income</b>	<u>16,878.64</u>	



	2012 Budget		Budget Variance	Comments/Questions
	2012 BUDGET	2012 ACTUAL		
<b>Assumptions:</b>				
Average number of dues-paying owners for the year	19	19	-	
Dues	125	125		
<b>Income:</b>				
Dues	26,125	27,986	\$1,861.27	
Fontaine Payments		5,500	\$5,500.00	
Assessment Due				
Reserve Income				
Late Charges				
Interest Income	-	4.75	4.75	
<b>Total Income</b>	<b>26,125</b>	<b>33,486</b>	<b>7,361</b>	
<b>Expenses:</b>				
Office Expenses:				
Bank Service Charges	150	79	71	
Filing Fees	400	365	35	
Postage and Delivery	350	440	(90)	
Accounting	1,250	535	715	
Bookkeeper	1,250	852.50	398	
Legal				
General	1,000	32.50	968	
Fontaine Lien			-	
Insurance				
HOA D&O Insurance	3,500	2,100	1,400	
General Insurance	750	632	118	
Maintenance:				
Snow Plowing	2,500	1,475	1,025	
Road Grading and Upkeep	2,500		2,500	did not grade road in 2012
Slash pile along road- paid by HOA		1,500		1/2 road slash pile paid by lot owner (next line)
Slash pile along road- paid by Owner		(750)		1/2 road slash pile paid by lot owner
Slash pile @ San Juan		2,150		left over from clearing. Lone Pine already paid \$10k.
Utilities				
Phone/Fax/Data	1,250	1,300.52	(51)	
Gas and Electric	500	205.02	295	
Trash Collection	250	-	250	no trash collection
Repairs				
Entryway		2,286	(2,286)	Any repairs from Insurance / Reserve Gate maintenance and repairs
Improvements:				
Signage			-	
Additional '12 signage	2,851	1,700	1,151	to complete addition of "Welcome" signs
Entryway- Gate	-		-	
Entryway- Gate- lighting?	3,000		3,000	not sure what this is
Entryway improvements	2,000	2,000	-	entryway kiosk paving
Entryway plantings	1,500		1,500	did not pursue, other than basic landscaping / chipping
Other				
		(290)	290	
<b>Total Expenses</b>	<b>25,001</b>	<b>16,612</b>	<b>8,389</b>	
<b>Net Income</b>	<b>1,124</b>	<b>16,874</b>	<b>15,750</b>	



- Entryway Lighting: Budgeted: NTE \$3k for lighting
  - did not install
- Entryway Improvements:
  - Flagstone Paving: Budgeted: NTE \$2k
    - Actual: \$2,000.00 completed on budget
  - Plantings: Budgeted: NTE \$1.5k
    - Did not pursue
- Signage Budgeted: \$2,851
  - Actual: \$1,700, pictures follow completed on budget

## Unbudgeted

- Entry gate repairs: \$2,286
- Slash pile removed from Roosevelt Ridge main road (shared by HOA and responsible owner): \$1,500 (\$750 net)
- Slash pile removed from San Juan Heights \$2,150 (\$10k Lone Pine)





**ROOSEVELT RIDGE™**  
PRIVATE RESERVE

# Kiosk Flagstones





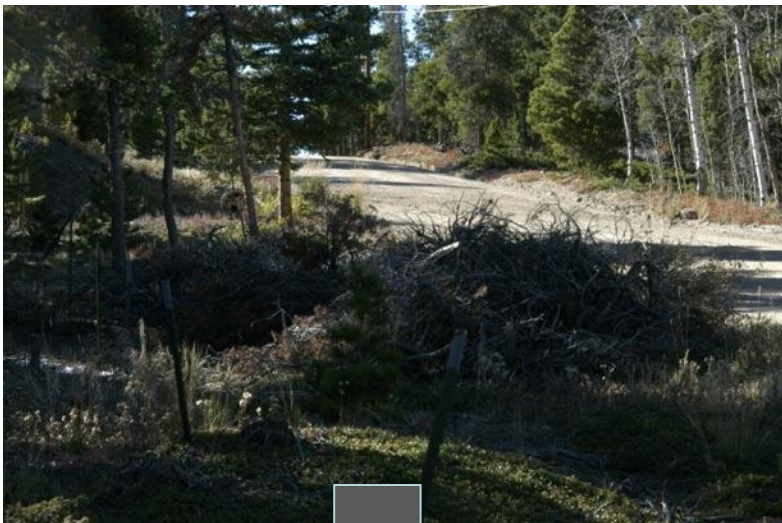


# Kiosk Flagstones

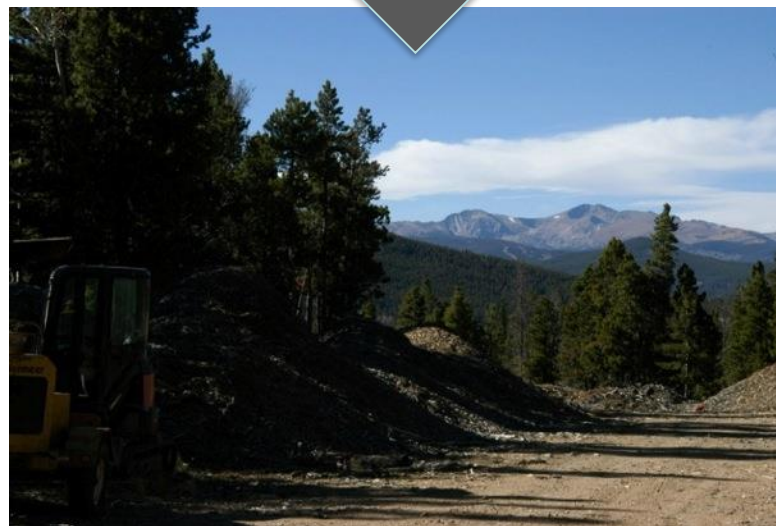




Roadside slash pile removal



San Juan slash pile removal





Issue: Jeff found continued trespassing bypassing main gate

## Proposed Actions:

- Update Gentle “No Trespassing” signage
  - New Signs: NTE \$2,000
    - Signs: 10 Signs @ \$80: \$ 800
    - Installation: 10 Signs @ \$150 \$1,500
- Additional Camera
  - High-resolution camera
  - ~\$4k
  - Recommendation not to proceed- detail follows

## Security Plan going forward:

- Place signs at trail heads and at entrance
- Continue to monitor gateway video
- Move rocks to block drive-around of main entry gate
- May need to augment trailhead security, i.e., fence and locks
- Police notified, continue to do so as video evidence is collected
- If other measures do not work, revisit High-resolution camera



# Private Property Roosevelt Ridge

This property is PRIVATE. Please respect our privacy.

Roosevelt Ridge has invested a substantial amount into improving the local infrastructure and in maintaining a healthy forest.

Almost 90% of Roosevelt Ridge has been deeded to the county as non-developable privately owned conservation land for the use of the Property Owners or Roosevelt Ridge ONLY.

We are making every effort to be good neighbors, and hope that you will be as well by respecting our privacy as we do our part to maintain the pristine environment.

However, people now live here or spend their leisure time here enjoying the beauty and quiet of the forest that they have invested in. We ask that you respect the fact that this is now someone's private home or getaway and find other recreation area.

A map of Roosevelt Ridge may be found at [www.rooseveltridge.com](http://www.rooseveltridge.com)

***Thank you for your understanding-*** The Roosevelt Ridge Homeowners Association



## '13 Budget Commentary

### HOA Dues:

- Reduced to \$100/month
- \$60 pre-payment discount if paid before 3/1/13

### Repairs

- Continue to source repairs out of savings account

### RESOLVED:

- **MAINTAIN \$125/MONTH Dues**
- **Added NTE \$2,500 to remove gates near 1 San Juan Drive**

	2013 Budget			Comments/Questions
	2012 BUDGET	2013 PROP	CHANGE	
<b>Assumptions:</b>				
Average number of dues-paying owners for the year	19	19	-	
Average monthly dues amount	125	125	-	
Target HOA Dues	26,125	40,313	14,188	
Fontaine payments				
Dues	125	<b>125</b>	-	<b>BOARD RESOLUTION: KEEP \$125/MO</b>
<b>Income:</b>				
Dues	26,125	28,500	2,375	
<b>Total Income</b>	<b>26,125</b>	<b>28,500</b>	<b>2,375</b>	
<b>Expenses:</b>				
<b>Office Expenses:</b>				
Bank Service Charges	150	100	(50)	
Filing Fees	400	375	(25)	
Postage and Delivery	350	450	100	
Accounting	1,250	750	(500)	
Bookkeeper	1,250	900	(350)	
Legal				
General	1,000	500	(500)	
Insurance				
HOA D&O Insurance	3,500	3,000	(500)	
General Insurance	750	750	-	
<b>Maintenance:</b>				
Snow Plowing	2,500	2,500	-	
Road Grading and Upkeep	2,500	2,500	-	grade road in 2013
<b>Utilities</b>				
Phone/Fax/Data	1,250	1,500	250	
Gas and Electric	500	400	(100)	
Trash Collection	250	-	(250)	no trash collection
<b>Repairs</b>				
General Repairs	-	-	-	all repairs paid from reserves
<b>Improvements:</b>				
Signage				
Additional '12 signage	2,851	2,300	(551)	to complete addition of "Welcome" signs
Entryway- Gate	-	300	300	move rocks to close off entrance gaps
Entryway- Gate- lighting?	3,000	-	(3,000)	not proposing lighting for 2013
Entryway improvements- kiosk	2,000	-	(2,000)	completed, none in 2013
Entryway plantings	1,500	-	(1,500)	2014?
Complete chipping of San Juan Slash		3,000		
Spread mulch from San Juan chipping to entry		3,000		
<b>Remove gates blocking 1 San Juan Heights</b>		<b>2,500</b>		<b>Investigating, but this seems reasonable</b>
<b>Other</b>				
<b>Total Expenses</b>	<b>25,001</b>	<b>24,825</b>	<b>176</b>	
<b>Net Income</b>	<b>1,124</b>	<b>3,675</b>	<b>2,551</b>	



Improvements:

Signage

Additional '12 signage	2,851	2,300	(551)	to complete addition of "Welcome" signs
Entryway- Gate	-	300	300	move rocks to close off entrance gaps
Entryway- Gate- lighting?	3,000	-	(3,000)	not proposing lighting for 2013
Entryway improvements- kiosk	2,000	-	(2,000)	completed, none in 2013
Entryway plantings	1,500	-	(1,500)	2014?
Complete chipping of San Juan Slash		3,000		
Spread mulch from San Juan chipping to entry		3,000		
<b>Remove gates blocking 1 San Juan Heights</b>		<b>2,500</b>		<b>Investigating, but this seems reasonable</b>



## Unchanged:

- 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#](http://www.rooseveltridge.com/estate_Lots/index.shtml#)

### Welcome to Roosevelt Ridge

A refreshing new concept in mountain living. Roosevelt Ridge features private parcels averaging twenty acres in size, over 500 acres of conservation easement, community trails and recreation areas, and is surrounded by Roosevelt National Forest.

**Key**

- ⊕ Entrance
- ☐ Community Mailbox
- ☐ Community Trash Receptical
- ⊠ National Forest Access
- ⋯ Community Trail
- Lot Lines

**3 Sep. Tr.** Building Envelopes  
The two acre, circular building envelopes are drawn to scale, accurately indicating location, street address and driveway\* (where applicable).

**Vicinity**

**For More Information**

Please contact:  
John & Loraine Ravets  
Keller Williams Front Range Properties  
Boulder, Colorado  
Phone : 303-441-7483  
E-mail : jravets@kix.com

\*Some driveways are not complete; each lot is different.

Lot #	Street Address	Status	Lot #	Street Address	Status	Lot #	Street Address	Status
1	9 Roosevelt Ridge	Sold	10	5 Pinchot Lane	Sold	19	3 Sagamore Trail	Sold
2	3 Bull Moose Run	Sold	11	3 Pinchot Lane	140,000	20	2 Sagamore Trail	Sold
3	2 Bull Moose Run	Sold	12	2 Quartin Lane	Sold	21	1 San Juan Heights	Sold
4	4 Bull Moose Run	Sold	13	1 Quartin Lane	Sold	22	1 Sagamore Trail	175,000
5	5 Bull Moose Run	Sold	14	4 Roosevelt Ridge	Sold	23	5 Roosevelt Ridge	Sold
6	6 Roosevelt Ridge	Sold	15	2 Roosevelt Ridge	Sold	24	2 San Juan Heights	175,000
7	1 Bull Moose Run	Sold	16	1 Roosevelt Ridge	Sold	25	3 San Juan Heights	175,000
8	1 Pinchot Lane	Sold	17	3 Roosevelt Ridge	Sold	26	4 San Juan Heights	175,000
9	6 Roosevelt Ridge	Sold	18	7 Roosevelt Ridge	Sold	27	4 Sagamore Trail	175,000



- Resolutions
  - Approve 2012 Minutes
  - Review and Approve Finances
    - 2013 Budget **APPROVED**
    - \$100/months dues / \$25/month reduction
      - Motioned at meeting to keep dues at \$125/month **APPROVED**
    - Capital Expenditures **APPROVED**
    - Authority to move ~\$48K to higher-interest vehicle **APPROVED**
  
- Questions?
  - Please e-mail / call
    - Scott Schorer (774) 454-7407 [sschorer1@gmail.com](mailto:sschorer1@gmail.com)
    - Jeff Keicher (303) 210-3808 [jeffreymkeicher@msn.com](mailto:jeffreymkeicher@msn.com)



Lot	Address	Owner	Date Acquired	Home Town	Email
*	9 Lots	Lone Pine REIT	.FEB03	Duxbury, MA	<a href="mailto:sschorer1@gmail.com">sschorer1@gmail.com</a>
8	1 Pinchot Lane	Terry Rodrigue and Deanne Fujii	.SEP05	Boulder, CO	<a href="mailto:trodrigue@interwestgrp.com">trodrigue@interwestgrp.com</a>
15	2 Roosevelt Ridge	Brian and Kelley Feagins	.SEP05	Parker, TX	<a href="mailto:bfeagins@verizon.net">bfeagins@verizon.net</a>
14	4 Roosevelt Ridge	Harry W. Todd by Katherine M. Todd	.NOV05	Grayslake, IL	<a href="mailto:toddkatherine@mac.com">toddkatherine@mac.com</a>
10	2 Pinchot Lane	Orie Fontaine, Jr.	.NOV05	Duxbury, MA	<a href="mailto:oriefontaine@gmail.com">oriefontaine@gmail.com</a>
12	2 Quentin Lane	David and Pamela Pure	.DEC05	Alpharetta, GA	<a href="mailto:dtpure@aol.com">dtpure@aol.com</a>
20	2 Sagamore Trail	Peter and Christine Twining	.MAR07	Dulles, VA	<a href="mailto:pete@teamtwinning.com">pete@teamtwinning.com</a>
21	1 San Juan Heights	Rich and Lisa Harris	.NOV07	Littleton, CO	<a href="mailto:rich@harrisfamilylaw.com">rich@harrisfamilylaw.com</a>
18	7 Roosevelt Ridge	Chris and Evelyn Aucoin	.JAN08	Cypress, TX	<a href="mailto:chris.aucoin@shell.com">chris.aucoin@shell.com</a>
9	6 Roosevelt Ridge	Mike and Giselle Wallace	.SEP08	Houston, TX	<a href="mailto:mikewallace.houston@gmail.com">mikewallace.houston@gmail.com</a>
6	8 Roosevelt Ridge	Richard and Paulette Sarghos	.OCT09	San Marcos, TX	<a href="mailto:ricpau@hotmail.com">ricpau@hotmail.com</a>
16	1 Roosevelt Ridge	Jeffrey Keicher and Susan Munson	.NOV09	Thornton, CO	<a href="mailto:jeffreymkeicher@msn.com">jeffreymkeicher@msn.com</a>
13	1 Quentin Lane	Vicki Powers	.DEC09	Alameda, CA	<a href="mailto:vickipowers@comcast.net">vickipowers@comcast.net</a>
19	3 Sagamore Trail	Robert F. Wilson by Suzanne Wilson	.DEC09	Bloomfield Hills, MI	<a href="mailto:swilson@rawlandsolutions.com">swilson@rawlandsolutions.com</a>
4	4 Bull Moose Run	Robin Chi Kong Cheung	.DEC09	Mohegan Lake, NY	<a href="mailto:RobinCheung@v-logic.net">RobinCheung@v-logic.net</a>
5	5 Bull Moose Run	Robert Morello and Shirley Chin	.DEC09		<a href="mailto:morellochinn@yahoo.com">morellochinn@yahoo.com</a>
7	1 Bull Moose Run	Philip and Judy Dela Vega	.DEC09	Erda, UT	<a href="mailto:philip.delavega@gmail.com">philip.delavega@gmail.com</a>
23	5 Roosevelt Ridge	Joel and Lisa Stevens	.NOV10	Gilpin, CO	<a href="mailto:joel@prepfire.com">joel@prepfire.com</a>
17	3 Roosevelt Ridge	Private	.DEC11	Black Hawk, CO	

