

# Roosevelt Ridge HOA Meeting

APRIL 3 2017

10 AM EST

Dial-in: (642)715-3286

Code: 874704#



**ROOSEVELT RIDGE**

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



- Financials
  - Balance Sheet
  - 2016 Actual
- Projects
  - Construction
  - Entryway
  - Trash
  - Mailboxes
- HOA Matters
  - Design Review
  - Legal
  - Communications



## Balance Sheet

- ~\$85k in Checking and Savings

	<b>Dec 31, 16</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1st Bank HOA Checking	75,508.46
1st Bank HOA Savings	9,527.37
<b>Total Checking/Savings</b>	<b>85,035.83</b>
<b>Accounts Receivable</b>	
Accounts Receivable	-1,400.00
<b>Total Accounts Receivable</b>	<b>-1,400.00</b>
<b>Other Current Assets</b>	
Undeposited Funds	100.00
<b>Total Other Current Assets</b>	<b>100.00</b>
<b>Total Current Assets</b>	<b>83,735.83</b>
<b>TOTAL ASSETS</b>	<b>83,735.83</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Retained Earnings	75,102.49
Net Income	8,633.34
<b>Total Equity</b>	<b>83,735.83</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>83,735.83</b>



## 2016 Commentary:

- Road work: \$2k partial grading
- Culverts purchased: \$1,960
  - Paid in 2017

	<b>Jan - Dec 16</b>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Dues Income	19,875.00
<b>Total Income</b>	<u>19,875.00</u>
<b>Expense</b>	
<b>Improvements</b>	
Entry Way Gate	2,133.54
<b>Total Improvements</b>	<u>2,133.54</u>
Bank Service Charges	104.00
Dues and Subscriptions	429.00
Postage and Delivery	450.00
<b>Professional Fees</b>	
Bookkeeper	584.99
Consulting	1,850.00
<b>Total Professional Fees</b>	<u>2,434.99</u>
Snow Plowing	3,765.00
<b>Utilities</b>	
Phone/Fax/Data	1,641.99
Gas and Electric	284.91
<b>Total Utilities</b>	<u>1,926.90</u>
<b>Total Expense</b>	<u>11,243.43</u>
<b>Net Ordinary Income</b>	8,631.57
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Interest Income	1.77
<b>Total Other Income</b>	<u>1.77</u>
<b>Net Other Income</b>	<u>1.77</u>
<b>Net Income</b>	<u><u>8,633.34</u></u>



- Construction projects
  - Road Maintenance:
    - Grade / Blade entire road
    - Resurface maintenance costs and resurfacing remainder
  - Snow Plowing
  - Entryway
    - Repair road magnet for exit
    - Replace video system
    - Touchup paint on entry sign
  - Trash structure
  - Cisterns for community fire protection
  - Mailbox Keys



- Grade / Blade entire road
  - Black Diamond Quote: Grade all Named Roads and ditch with existing material, \$5,000
    - This could be higher
    - rock x with hyd breaker is \$135.00 per hour –as needed
    - 50% down to start
- Resurface maintenance costs and resurfacing remainder
  - Adding material to some of the road surfaces
  - Coal Creek – would resurface for a significant cost (~\$160K) and provide a lower maintenance surface
  - Black Diamond - would maintain as necessary (T&M) based on traffic, weather, snow removal, erosion etc.
- Status on Culverts: Need a quote install from BD, they are bought and paid for and currently next to the road



- Notes
  - HOA Resolution 2015: 50% HOA, 50% those who need access
  - Will issue bill for this winter
  - It is plowed nice and wide to the corner at Sagamore, and not beyond
  - You must plow to maintain access or heavy equipment will be required to cut through drifts and banks (additional expense)
- Action:
  - Need to confirm list of “frequent / constant users”:
    - Distribute the 40% of total bill \_\_\_\_\_ and pay
  - For “infrequent users”
    - Discussion re methods
    - Option 1: coordinate before first snow falls if they want access to their properties over the winter
    - Option 2: for unplanned visits, need to communicate with snow plow company to understand how much and when
- Options
  - Current 50%
  - HOA does not cover snow plowing, those who are using roads do



- We have been sourcing bids to replace the current system – provided by PTI
- Issues with current:
  - Windows NT
  - Company is not responsive
  - Clickers not working as advertised
  - Video resolution insufficient to capture license plates of trespassers
- [RG Maintenance](#) – sent a Request for Quote, unresponsive
- [Colorado Premier Garage Doors](#) sent a request for quote, expect response 4/4/17
- New option details
  - Video recording of keypad access
  - High definition cameras and video recording
  - Clickers / remotes
  - Vehicle sensors / exit options



- Coil was never placed sufficiently deep and has been damaged due to snow plowing (scraping)
- Coil appears to be intermittent and may be repairable. Pull it up, inspect, repair, and bury. When do we do this? Now or when we do the upgrade?
- Vibration sensor – not sure if its actually hooked up or operating
- Options
  - Cover with concrete slab- \$17-20k (expensive)
    - Slab issue- should we wait until after construction traffic has subsided as we don't want to crack the slab with heavy trucks, or proceed anyway, since this will be a constant issue?
  - Bury it 12-18 inches, should be sufficient (no slab)
  - No Slab or coil: install a keypad on inside for those exiting without a clicker. For those with a clicker, can use that to exit with keypad as backup. Also could program gate-open time during heavy construction traffic times



- Discussion
- We can plant flowers or other plants along entryway



- Discussion re location
  - We considered building a slab and trash receptacle inside the gate, but would make access for trash company difficult, and no one would want this on their property
  - The original design considered a trash and fire fighting vehicle location at the entryway pull-through
- Proposal
  - Locate trash receptacle on slab outside of gate (see next slide)
  - Lockable, with code shared to HOA and trash company
  - Expandable, see diagram
  - Paid for by:
    - HOA?
    - Those who use it?
  - Discussion



# Trash Slab Location

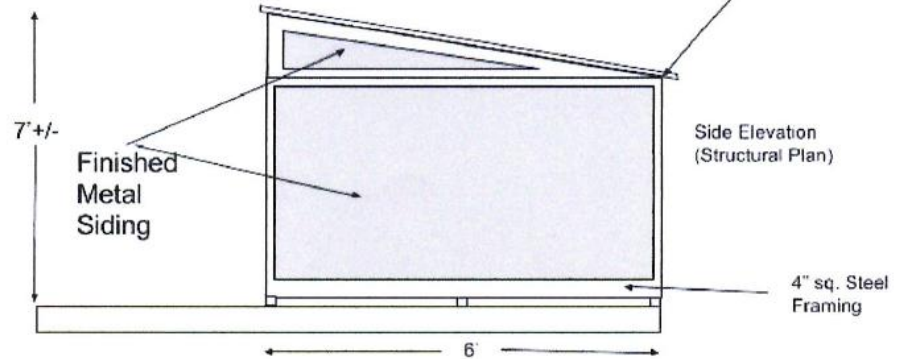
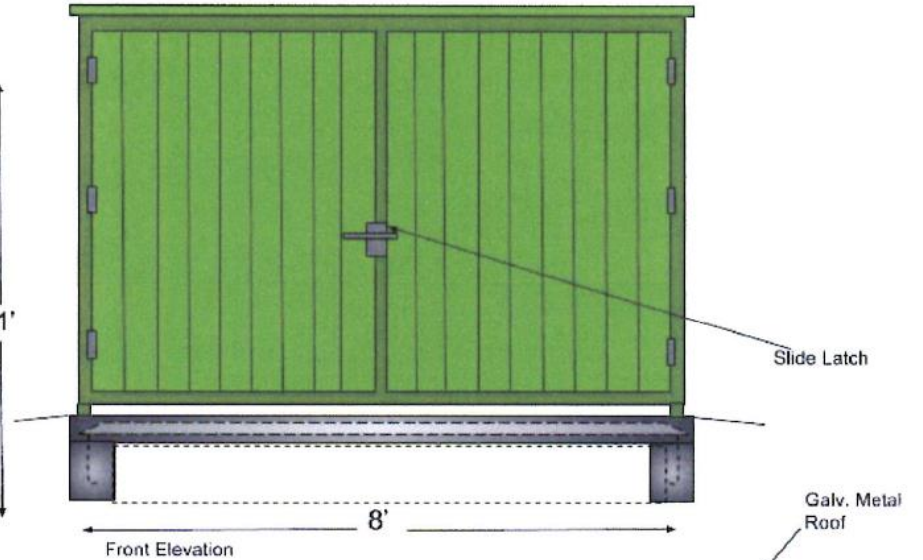
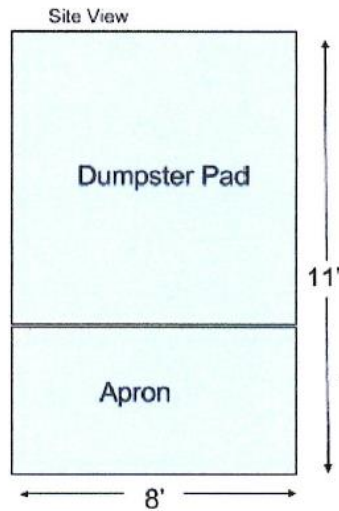




- Quote (3/26/17)
  - \$1,500 NRE / Design work
  - \$3,750 for the slab (single)
  - \$7,625 for the shed / enclosure
- Schedule is 4 weeks ARO
- Exclusions
  - Excess excavation (>30 inches) for footings
  - Permitting & Inspection
  - Weather delays

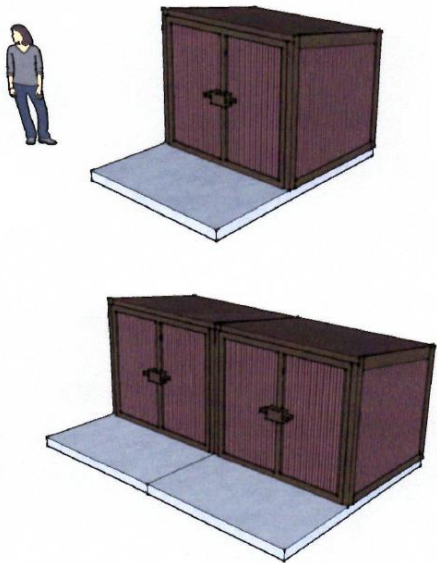


**Attachment A: Rollinsville Development Dumpster Enclosure 3/26/17**  
**SP**



\*For Proposal Only,  
Drawing NOT for  
construction\*

6" Concrete Pad

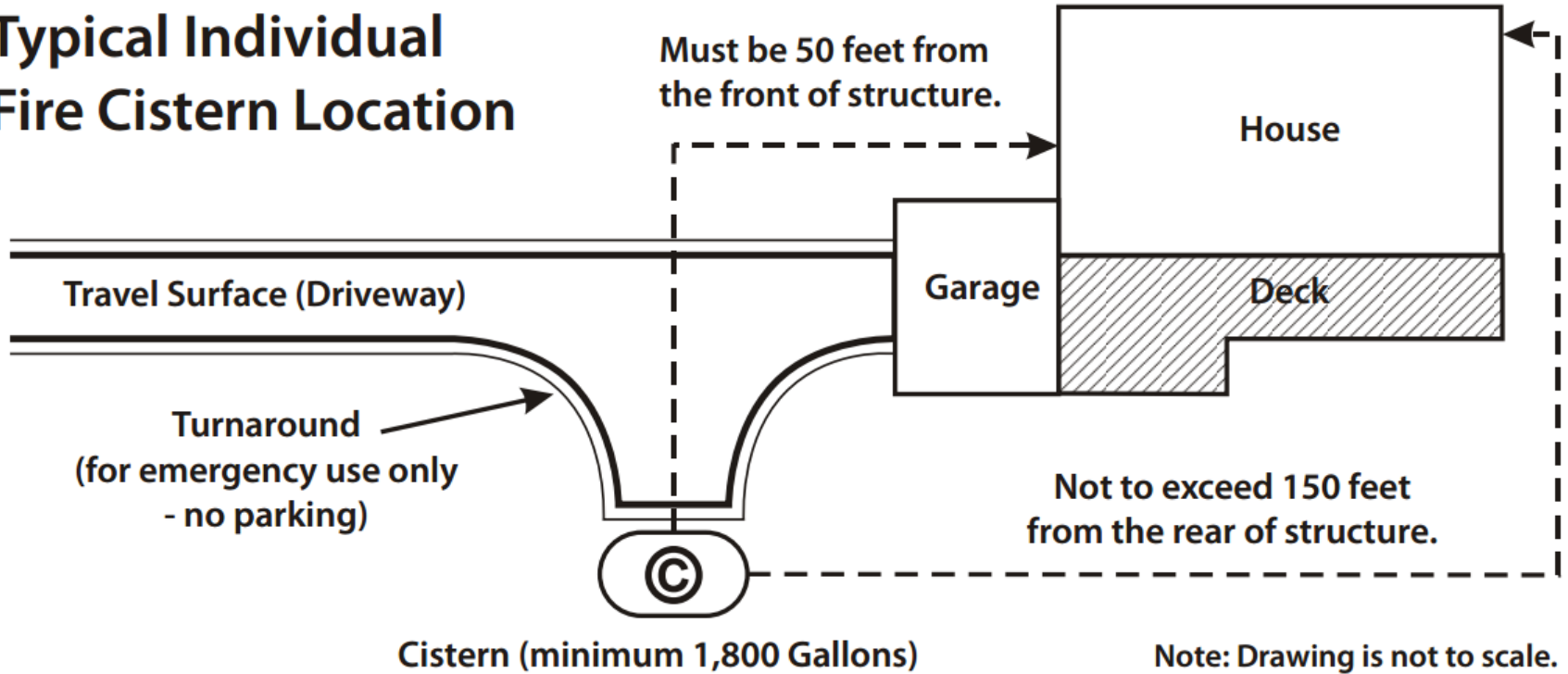




- Gilpin County has no rules in place to mandate any exterior fire suppression systems (yet)
- Boulder County has new construction guidelines which is consistent with the [national standards](#)
- National Standards notes:
  - Buried to prevent freezing / damage
  - Small community cisterns are > 10,000 Gal
  - Large community 30,000 gal / 3 miles of road
  - Individual cisterns are 1,800 to 2,400 gal
  - Requires other water sources to backfill
- RR HOA objectives to create defensible spaces



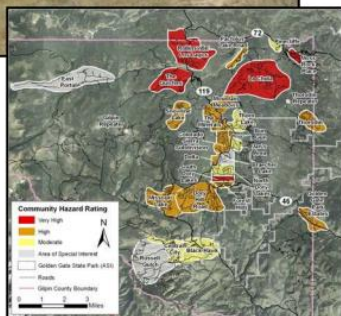
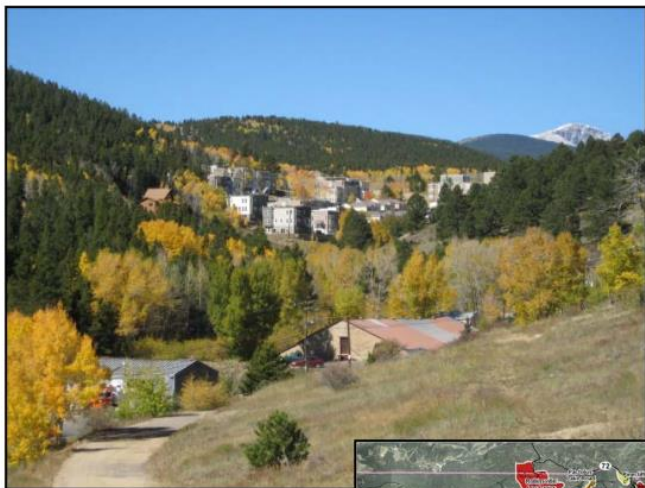
## Typical Individual Fire Cistern Location





## GILPIN COUNTY, COLORADO

### Community Wildfire Protection Plan



Prepared for:  
Gilpin County, Colorado

Submitted By:  
Anchor Point  
Boulder, Colorado  
May 2009

- Recommend Reviewing literature and implementing a plan
- Individual home owners review their properties and create zones
- HOA to consider the edges



- Individual home owners must contact Gilpin Post Office:
  - Address: 145 Clear Creek St, Black Hawk, CO 80422
  - Phone:(303) 582-5252
- Owners must deal with re-keying, setting up mail, and interface with the USPS. This cannot be delegated to a 3<sup>rd</sup> party.
- The cost per individual lock change is \$45
- Discussion



- No trespassing signs- John has
  - Confirm placement
- Entryway
  - Will repaint Roosevelt Ridge sign



- Design review process on web site
  - [http://www.rooseveltridge.com/resources/development\\_documents.shtml](http://www.rooseveltridge.com/resources/development_documents.shtml)
- Steps:
  - Schematic Plan Review: \$ 300
  - Final Plan Review: \$ 300
  - Resubmittal: \$ 250
- Architect reviews plans and compares to Design Guidelines, provides feedback



- Compliance with Design Review Process
- Payments
- Discussion
  - Thoughts?
  - We can modify the Design Guidelines-
  - we have asked the architect to suggest modifications / updates
  - We can open the review to all owners



- HOA documents need to be updated to recent changes in HOA law
- Will hire an attorney to do so
- Enforcing HOA rules:
  - discussion



- Quarterly call
- Annual Meeting in March or April
- Real-time issues:
  - E-mail HOA board
  - Or e-mail Burt/Ted as project managers



# Owner Master Contact List

Last	First
Aucoin	Chris and Evelyn
Bramante	Andrew & Sharon
Cheung	Robin
De La Vega	Philip and Judy
Feagins	Brian and Kelly
Fontaine	Orie
Fujii	Deanne
Graff	Dan and Dorinda
Harris	Rich and Lisa
Keicher	Jeff and Susan
Keller	Sheryl
Kennedy	John and Alisha
Lone Pine Real Estate	
Morello	Robert and Shirley
Pure	David and Pamela
Sarghos	Richard and Paulette
Schorer	Scott
Sharma	Rajiv and Kathleen
Stevens	Joel and Lisa
Twining	Peter and Christine
Wallace	David and Giselle
Wiatrowski	Thaddeus and Connie
Wilson	Robert

- Preferred contact:
  - Cell
  - Home
  - Work
- E-mail
- Mailing