



HOA Meeting

- 9AM EST / 7AM Roosevelt Ridge Time

Join online meeting:

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- United States: +1 605-475-2875

Access code: **727 5727**

One click call on your mobile:

+1 605-475-4120,,7275727#

Connection Test:

<https://hello.freeconference.com/system/test>



- HOA Board Members
 - Jeff Keicher
 - jeffreymkeicher@msn.com
 - Scott Schorer
 - sschorer1@gmail.com
 - (774) 454-7407
- HOA Legal
 - Jessica Miller
- HOA Project Coordinators
 - Ted Bertele (Ted, Ltd)
 - Mobile: (303) 618-8200
 - tbertele@msn.com
 - Burt Dibble (Magnolia Tree Service)
 - (303) 447-8733
- HOA Vendors
 - Black Diamond Excavating
 - [\(303\) 601 4216](tel:(303)6014216)
 - SSS Camera
 - Co Premier Gate
 - Adam Concrete



- Updates
 - Construction completed
 - Legal
- Discussion
 1. Plowing cost / policy
 2. Individual / Shared Drive Improvements
 3. Design Review Process
- Potential Projects
- Upcoming HOA
 - Survey
 - Vote on policies (snow plow, design review, others TBD)
 - 2018 Budget
 - End of year HOA meeting to approve '18 budget
 - Updated HOA documents

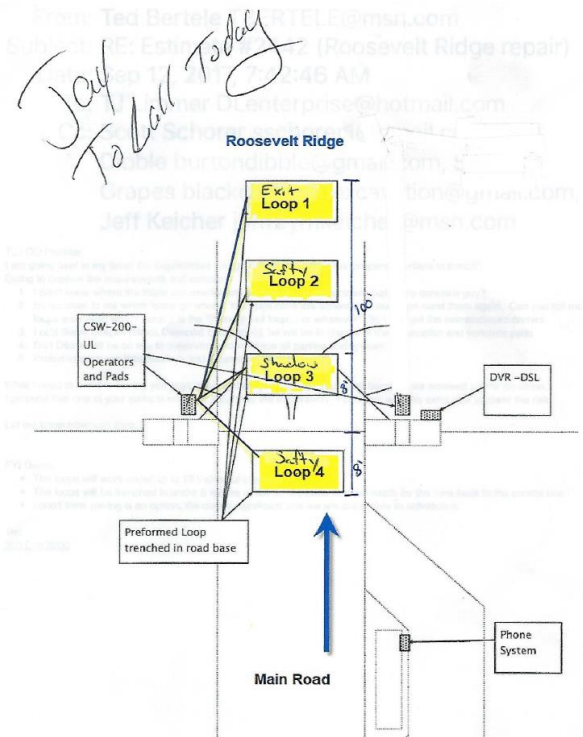


- Entryway
 - Gate repair
 - Placed new loops
 - Poured concrete
 - Video system
 - Side-gate
 - Clickers (order- \$45 each)
- Road
 - Culverts
 - Clean-up



Gate System Repaired

- DGO Access was the original installer
- Colorado Premier Gate conducted a system diagnostic in May and quoted:
 - \$6,000 to trench the road and replace the four ground loops
 - \$450 for a new receiver and \$45 per remote (supports 400+ remotes)
 - Ground loops buried in concrete
 - **Work Completed October 18th 2017**
 - RR personal on site to supervise
 - **Gate will be operational when the concrete cures, tentatively 11/5/17**
 - Contact the HOA for remotes (\$45 each)





Bypass road

- Keep for construction traffic to reduce wear and tear
- Add a locked gate
- BD quoting posts



Status:

- Barriers up until 11/5
- Closed gate / pwr off
- Use bypass for now
- Gate operational 11/10
- Bypass road secured – tbd date



- Black Diamond / Adam Concrete pads for ground loops
 - \$6,200 Concrete pad, 6 in thick, Rebar #4 24 in OC, two pours
Epoxy / broom finish, thicker edges for heavy traffic
 - 4,500 psi concrete, good for vehicles up to 96,000 lbs
 - 800 sq ft, a 20 x 32 main gate pad, 20 x 12 outer loop pad
 - CO Premier supervised the pouring
 - Concrete work completed 10/18/17, 2-3 week full cure
 - Black Diamond to add road base and do final clean up
 - **A bypass road was added to allow traffic around the construction site. This road will be secured with a gate and maintained for heavy construction equipment. It is the home owner's responsibility to ensure their construction traffic uses this bypass lane. Any damage to the pads will be the responsibility of the home owner.**



- DGO Access quoted
 - \$2,700 for camera and DVR upgrades
 - Not recommended, for comparison purposes only
 - DGO was prior vendor, had quality / reliability issues
- Security Surveillance Systems quote
 - \$3,780 that includes: 4 Channel Ultra video, audio, and pictures
 - 3 HD visible and IR cameras with motorized lens to replace existing cameras. These will be positioned to capture faces, vehicles and license plates.
 - System can be wired to the internet and provide users with real time video, images to mobile devices and diagnostics
 - Sample videos and images shown on next slide
 - Preliminary installation completed, SSS to finish install after CenturyLink fixes their internet connection



Drop box videos with representative resolution

[https://www.dropbox.com/s/mkp4jmx6p02pah6/Maaliki%20Auto 35 20170321111852781.mp4?dl=0](https://www.dropbox.com/s/mkp4jmx6p02pah6/Maaliki%20Auto%2035%2020170321111852781.mp4?dl=0)

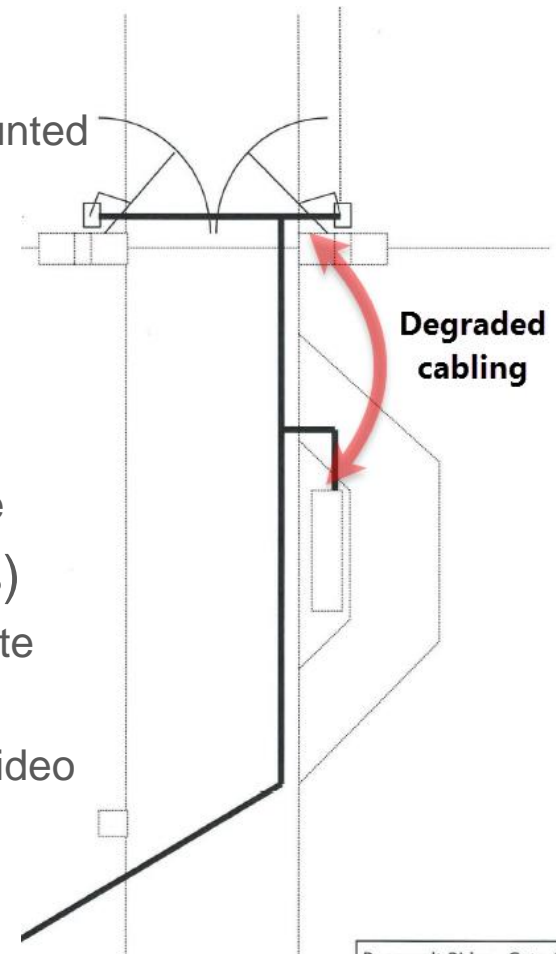
[https://www.dropbox.com/s/zpzs2t3kij3uey2/court%20yard%20Bukly 41 20170614163209505.mp4?dl=0](https://www.dropbox.com/s/zpzs2t3kij3uey2/court%20yard%20Bukly%2041%2020170614163209505.mp4?dl=0)



Low Light Image



- Existing Wiring issues
 - 4 cameras in the system, 2 cameras are on the island
 - Keypad camera is transmitting poorly and the island mounted camera cable is severed
 - Suspect heavy equipment crushed the conduit
- Options
 - Trench from and rewire cameras (\$1,000)
 - RF the signal to the control box (\$2,000)
 - Do nothing and only monitor the two cameras at the gate
- Internet Access (CenturyLink DSL 1.5 / 0.9 mbps)
 - Roosevelt Ridge does have phone and internet at the gate
 - Technician on site 10/20 & now running
 - Low speed does not support the full functionality of the video system, but users should be able to log in and view
- SSS Camera troubleshooting continues on 11/2





- Ted, Burt & Steve (BD) conducted an extensive survey of all the roads (except San Juan) in May.
 - \$2,080 to Magnolia Tree Service to remove deadfall, shrubs & growth along RRR in preparation of grading and ditching **Complete**
 - \$8,950 to Black Diamond to install 2 culverts, break rocks & grade the road with existing materials & modify the entryway **Complete**
- Survey also included scoping future projects to include
 - Resurfacing the road with new material **Discuss budget implications**
 - Widening roads to meet county standards and support plowing
 - Hammerheads & push-offs to support snow plowing
 - A quote for two concrete pads to protect the gate loops **Complete**
 - Moving boulders or adding a chain locked gate to enhance security



- HOA documents reviewed to newer standards
- Jessica Miller
 - Will provide updated documents prior to next call
 - Will join next call to discuss issues and field questions



1. Snow Plowing Policy
2. Individual / Shared Drive Improvements
3. Design Review Policy



Plowing Policy

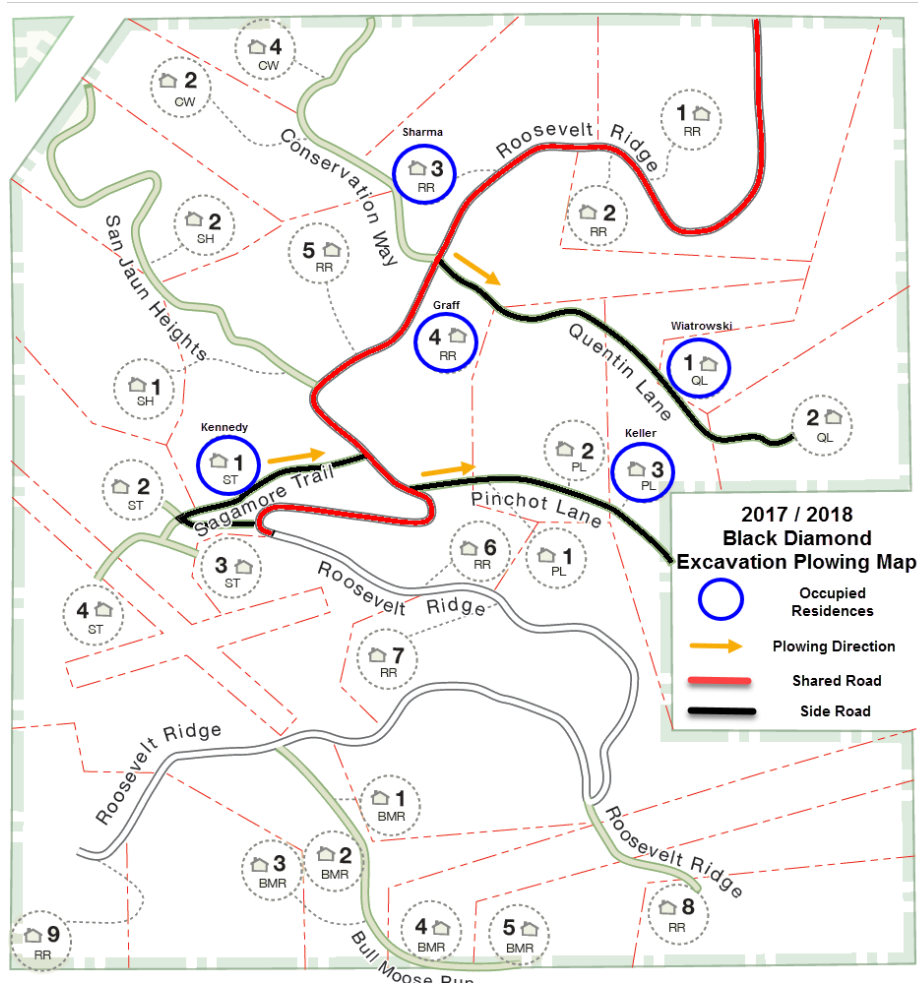
- Current policy is 50% paid by HOA, 50% paid by those requiring access
- For winter of '16-'17, bill was \$3,350

	<u>2017 Snow Plow Bill</u>
	3,350
HOA Portion	1,675.00
"Access" Owners Portion	1,675.00
Each "Access Owner"	418.75
Split between 4 owners living or needing constant access due to construction	

- Do we keep the split 50-50 or create another split?
- How do we track “Access Owners” for payment calculations?
- Discussion



- Roosevelt Ridge HOA will cost share RR Road up to Sagamore per last year's vote (50/50?)
- Blue circles are occupied dwellings and will require access over the winter
- Home owners will be responsible for plowing their own side roads
 - The side roads have a preferred plow direction (downhill)
 - Sagamore needs to be plowed in a loop, since the single leg is an uphill run
- Contact Black Diamond for individual plowing contracts (can be tacked onto times they are plowing for RR)





- Updated quote from Black Diamond (10/17/17 discussion):
 - \$350 per snow at depths of 4 to 12 in
 - \$150-\$200/hr at depths > 12 inches (Shared and Side Roads)
 - Each side road will be about \$100 per snow event, this is mostly due to difficult plowing conditions on these side roads.
 - BD owes us an update quote
 - Costs associated with plowing around equipment and debris will be assessed at \$100/hr
- Notes
 - 2016 BD plowed about 12 times. 2015, it was about 20 times.
 - Plowing is required at 4+ inches, otherwise you get ice and the next plowing will require heavy equipment and more cost
 - Plowing is required throughout the year (maintained surfaces), otherwise heavy equipment will be required at additional cost



- Side road cost drivers
 - Sagamore Trail is too narrow and extremely difficult to plow. The home owner may elect to plow it themselves, however they may damage road surface.
 - Quentin Lane is too narrow at the lower half and requires a hammerhead and a place to dump snow.
 - Pinchot lane is undersized, but not as difficult to plow as Quentin lane and Sagamore.
 - Homeowners leaving materials and equipment on the road create addition cost (plowing around equipment and construction materials)
 - San Juan was not surveyed



Individual / Shared Driveway Improvement Options

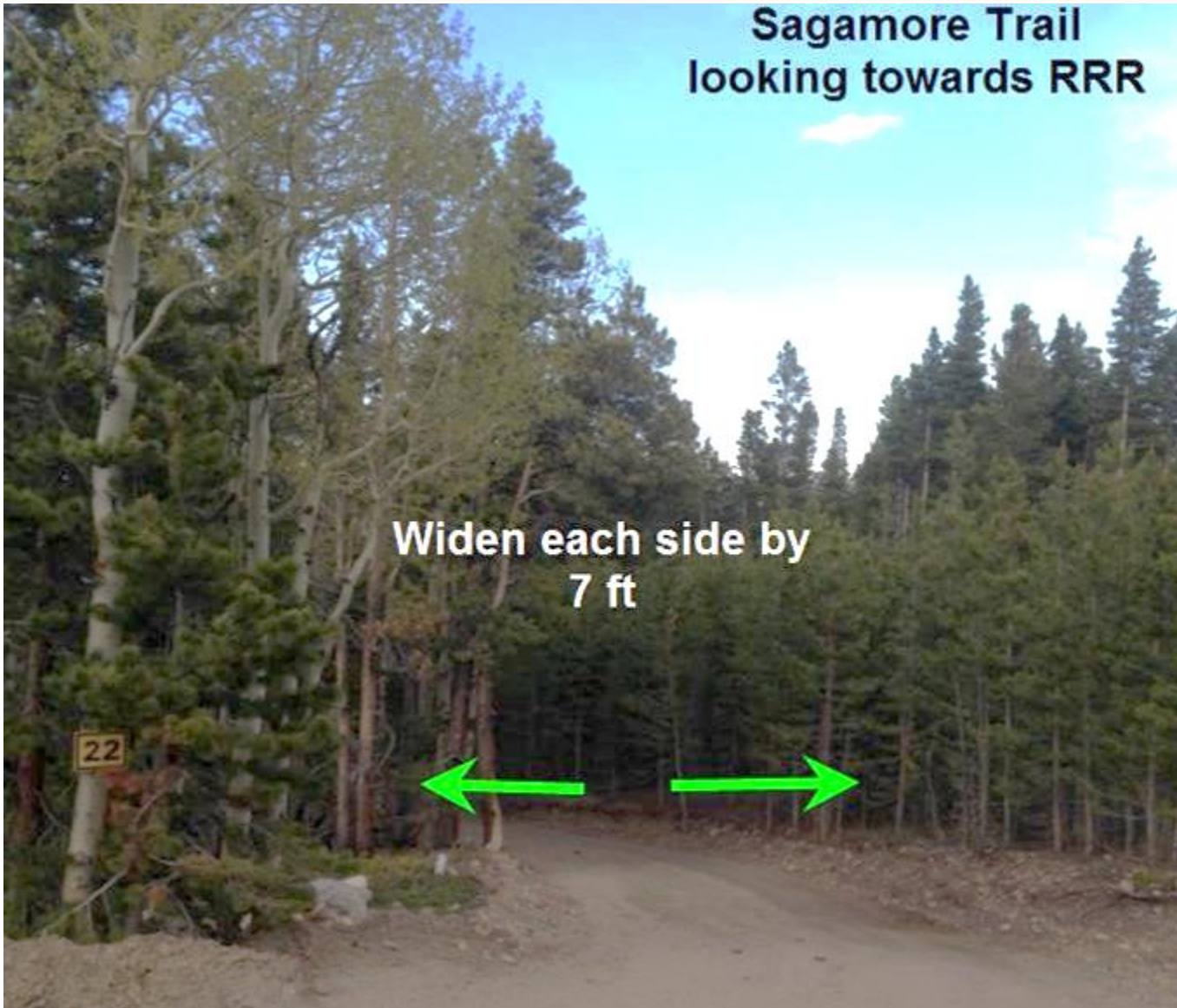
Individual /shared driveway improvements may be necessary to improve plow access. Each owner is responsible for their own estimate and work, however, the following is an estimate prepared by Black Diamond and Magnolia Tree Service

- **Quentin Lane Option**
 - Cut trees down on uphill side
 - Grade road
 - Add a culvert and ditch roads
 - Add hammerhead / turn-out
 - Black Diamond: \$4,500
 - Magnolia Tree Service: \$1,040
- **Pinchot Lane Option**
 - Widen section by 5 ft
 - Turnout / Hammerhead
 - Drain / ditches
 - Black Diamond \$1,500
 - Magnolia Tree Service \$1,040
- **Sagamore Trail Option**
 - Cut trees, 7 ft per side
 - Fix the Grade
 - Fix the turn to RRR and knock down the hump
 - Turnout / hammerhead at dog leg
 - Black Diamond: \$6,000
 - Magnolia Tree Service \$1,560
- **Bull Moose Run Option**
 - Knock down the hump at the turn
 - Remove boulder (may be able to do it during the rock breaking day)
 - Grade to the road to the top of the first hill.
- **San Juan heights**
 - TBD





Sagamore Trail





Quentin Lane





- Original Intent:
 - To provide for high quality construction that benefits all owners
 - To prevent individual buildings from negatively effecting neighbors' properties
 - Did not contemplate a minimum square footage
- Issues
 - Design Review Process not followed
 - Very difficult to enforce
 - Design Review Documents:
 - Are very comprehensive
 - Subjective
 - May be out of Date
- Discussion
 - What do we want the Design Review Process to be?
 - How do we enforce the Design Review Process?



- Road Resurfacing
 - Budget implications
- Cameras
 - Contact HOA for Individual cameras
- Aerial Survey option (drone video of your lot)
- Entryway beautification
 - Black Diamond quoting cleanup and xeriscaping
- Wildfire protection
 - Individual lot / HOA
 - Magnolia Tree Service can be contracted
- Signage
 - Paint entry signs
 - No trespassing signs (John has them)



- Increased user traffic, construction equipment and ORVs are adding wear and tear on existing roads.
- Black Diamond recommended resurfacing with new material
 - 4 in road base material delivered \$14.6k / mile
 - Roughly 2,900 tons / mile @ \$7.80 per ton
 - 6 in road base material delivered \$22k / mile
 - Roughly 2,900 tons / mile @ \$7.80 per ton
 - Road base installation cost is about \$30k/mile
 - Total cost for 4 in base is about \$45k / mile
 - Road base makes plowing less costly, reduces maintenance costs, reduces washouts, less damage from heavy equipment, less dust, better road surface...
 - Graded roads have about a 6 month service life depending on rain / snow
 - Consider a mile of 4" and expand yearly (\$45k)
 - Another option is financing a paved road





- Black Diamond recommended Martin Marietta, made contact with their estimator on 9/11/17.
- Various concepts being explored, key issues
 - Roosevelt Ridge Road is the only road that does not need any work prior to paving (i.e. ditches placed, culverts in, sufficiently wide, trees removed...)
 - Requires soil engineering and sampling to determine how thick the asphalt should be and any mixture of road base and asphalt.
 - Some mixture of road base and pavement recommended (cost efficient)
 - Side roads will require improvements (already quoted by BD and Magnolia) to include additional culvers, widening, removing trees, ditching, and surface prep.
 - Cost with pavement is tied heavily to crude oil prices (volatile)



- Preliminary Estimate Details

- 16 ft wide road (5.3 yards)
- \$8,000 to move heavy equipment
- \$10,000 for grading, culvert repair, rock crush, shoulder work
- \$4,000 for soil engineering
- Sub grade prep is \$4/sq yard
- Asphalt is \$4.75 / sq yard / in thickness
- Assumes 5 inches of pavement
- 1 mile of road = 5.3 yards by 1760 yards = 9,300 sq yards
- Roosevelt Ridge Road is 2.5 miles long

- Equipment and Prep Cost

- \$8k + \$10k + \$4k = \$22k

- Paving per mile per inch thick

- \$44,308

- 5 inches of pavement

- \$227,540

- Paving Roosevelt Ridge Road

- \$568,850

- Options

- Remove 2 inches of pavement and add 3-4 inches of road base, we can save about \$80,000

- Paving April thru October



- RR HOA to install remote cameras at known access / trespassing locations.
- These cameras will be serviced by RR on a monthly basis. Images will be reviewed by the HOA and actions taken as necessary.
- Cameras will be in enclosed security boxes with locks, reasonably camouflaged, and require ladder / tree climbing skills.
- Estimated cost is \$160 / unit
- If Home Owners are interested in having their property monitored, please contact the HOA for additional details.
- Possible locations include San Juan Heights, Gate bypass, RRR cul-de-sac, Bull Moose Run.

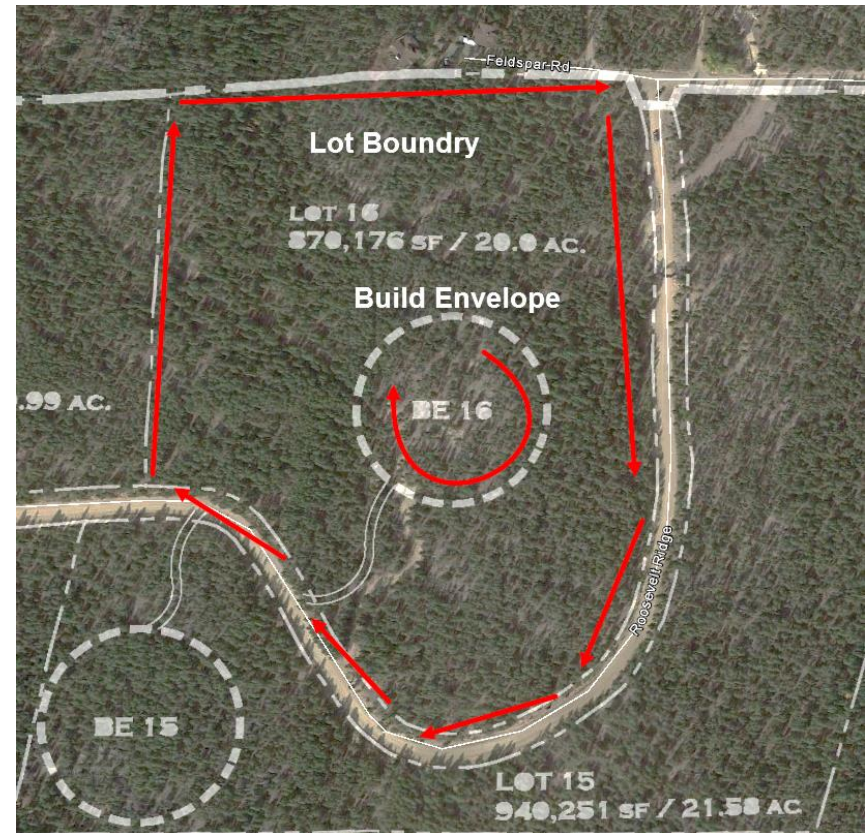


Stealth Cam G42NG





- Marketing video for the HOA, flying around, taking shots of the front gate, some of the properties and landscape.
- Individual lot owners doing an aerial survey. Provide views from different locations, do a track about the lot border. Hover 32 ft and look around, this is what you will see out of your porch / bedroom window...
- Wild land firefighting survey. There is some beetle kill on the south west corner. Run video across the entire 500+ acres, find the major issues, and have somebody work it down.
- Road surveys - fly the roads, evaluate issues, document.



Cost Structure:

- \$100 / hr flight time
- \$70 per visit
- \$50/hr video editing



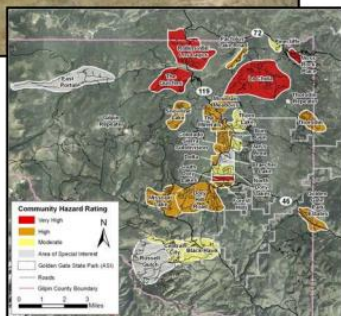
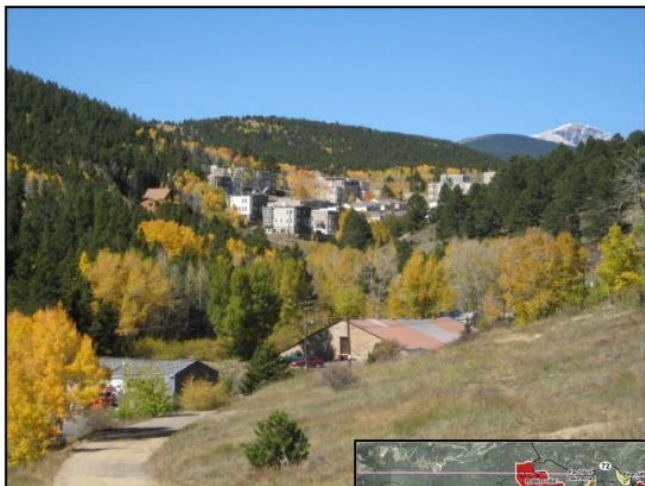
- Black Diamond does xeriscaping. Recommend taking down the fencing, pulling weeds, adding rocks to the terraces, and re-mulching the beds
- We can plant flowers or other plants along entryway, BBB Seed in Boulder has various mixes suitable for high altitude conditions, recommend seeding now.
- Remove fencing
- Reposition railroad ties
- Rock retaining wall
- Mulch beds
- Ted's notes: I have a guy who can do the work. Can do landscaping, masonry, light concrete, planting, fences whatever





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 / creating defendable spaces
- Magnolia Tree Service can provide consultation & quoting for specific projects



- No trespassing signs- John has
 - Confirm placement
- Entryway
 - Will repaint Roosevelt Ridge sign- spring 2018
 - Recommend a weight limit sign for the concrete pads
 - Demarcation posts for culverts and other road hazards. This keeps plows and people from driving off the road or damaging existing infrastructure



- Mail Boxes
 - 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 3rd party.
 - The cost per individual lock change is \$45
- Trash
 - Homeowners responsible for all trash
 - As more homes are built, recommend a community bin



Lot	Address	Owner	Email 1	Email 2
1	9 Roosevelt Ridge	Lone Pine	sschorer1@gmail.com	
2	3 Bull Moose run	Lone Pine	sschorer1@gmail.com	
3	2 Bull Moose Run	Lone Pine	sschorer1@gmail.com	
4	4 Bull Moose Run	Cheung	robincheung@v-logic.net	
5	5 Bull Moose Run	Chin	morellochinchin@yahoo.com	
6	8 Roosevelt Ridge	Sarghos	ricpau@hotmail.com	
7	1 Bull Moose Run	De la Vega	philip.delavega@gmail.com	jawdlv@hotmail.com
8	1 Pinchot Lane	Fujii	dmfujii@comcast.net	
9	6 Roosevelt Ridge	Wallace	mikewallace.houston@gmail.com	
10	2 Pinchot Lane	Fontaine / Mayberry	oriefontaine@gmail.com	
11	3 Pinchot Lane	Keller	SKeller@carouselindustries.com	
12	2 Quentin Lane	Pure	dtpure@aol.com	
13	1 Quentin Lane	Wiatrowski	cyclingdogs@gmail.com	
14	4 Roosevelt Ridge	Graff	dorindagraff@centura.org	
15	2 Roosevelt Ridge	Feagins	kifeagins@gmail.com	bfeagins60@gmail.com
16	1 Roosevelt Ridge	Keicher	jeffreykjeicher@msn.com	
17	3 Roosevelt Ridge	Sharma	Rsharm02@gmail.com	kas1228@gmail.com
18	7 Roosevelt Ridge	Aucoin	cpaucoin@aol.com	eaucoin@SirSol.com
19	3 Sagamore Trail	Wilson	rightlady@comcast.net	
20	2 Sagamore Trail	Twining	christinetwining@yahoo.com	
21	1 San Juan Heights	Harris	Lisa@harrisfamilylaw.com	Rich@harrisfamilylaw.com
22	1 Sagamore Trail	Kennedy	manageyourhome@hotmail.com	
23	5 Roosevelt Ridge	Bramante	andy.bramante@gmail.com	
24	Parcel E / F (2 San Juan Heights)	Lone Pine	sschorer1@gmail.com	
25	Parcel E / F (3 San Juan Heights)	Lone Pine	sschorer1@gmail.com	
26	Parcel E / F (4 San Juan Heights)	Lone Pine	sschorer1@gmail.com	
27	4 Sagamore Trail (Parcel C/D)	Lone Pine	sschorer1@gmail.com	