



HOA Meeting **DATE**

- __AM EST / __AM Roosevelt Ridge Time

Join online meeting:

<https://hello.freeconference.com/conf/call/7275727>

Or, call in using your phone:

- United States: +1 605-475-4120
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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
- HOA Legal
 - Jessica Miller
 - jessica@jhmillerlaw.com
- HOA Project Manager
 - 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



Welcome!

- Mayberry
 - 2 Pinchot (Lot 10)
- Ted Bertele:
 - 9 Roosevelt Ridge (Lot 1)
 - 2 Bull Moose Run (Lot 3)
- Kathleen Witczak and Gordon Lurie
 - Lot 24 (formerly parcel F)
 - TBD San Juan Heights
- De La Vega- Under contract
 - 1 Bull Moose Run (Lot 7)



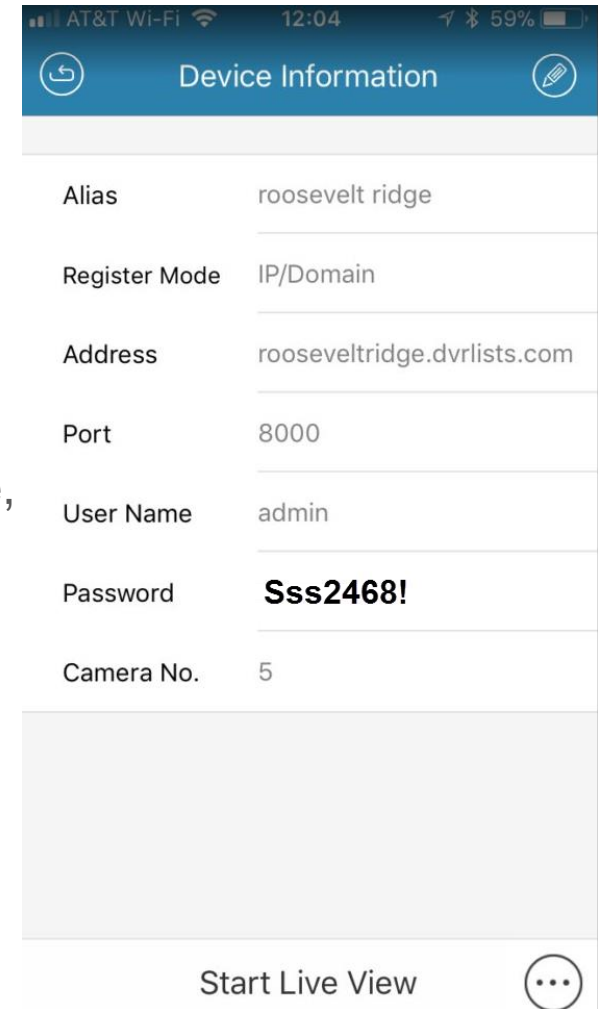
- Updates
 1. Maintenance
 2. Legal / updated HOA documents (separate attachment)
 3. Survey Results (separate attachment)
 4. Financials: 2017 Actuals

- Discussion
 1. Plowing cost / policy
 2. Individual / Shared Drive Improvements
 3. Design Review Process
 4. Overall Community Standards
 5. Roosevelt Ridge Web Site
 6. 2018 Budget and spend policies

- Approvals
 1. HOA Policies & Enforcement
 2. Board Election



- Entryway
 - Remotes delivered
 - Bramante, Waitrowski (2), Sharma, Ted & Black Diamond
 - Remotes requested in the survey
 - Wallace, Fujii, Pure, Bramante, Graf (2), Mayberry, Twinning (2), Harris
 - If your name is not on the list and you want one, contact the HOA ASAP
- Video System NVMS 7000 App
 - Search the app on itunes or google play (android)
 - Settings are on the right →
 - Access to live feeds and recorded video
 - Limited bandwidth, connection is slow!!!
- Road
 - Discussion, issues
- *Details in appendix*





- HOA documents reviewed to newer standards
 - Attached to latest mailing
- Jessica Miller
 - On call



- Attainment of Roosevelt Ridge vision
- HOA Policies
 - Community
 - Building
- Enforcement
- Snow plow cost (later)
- Road maintenance (later)



U4: 2017 Actuals: P&L

				Jan - Dec 17
Ordinary Income/Expense				
Income				
		Dues Income		\$ 28,980
		Total Income		\$ 28,980
Expense				
		Improvements		
			Entry Way	\$ 3,776
			Entry Way Gate	\$ 20,794
		Total Improvements		\$ 24,570
		Bank Service Charges		\$ 295
		Dues and Subscriptions		\$ 439
		Postage and Delivery		\$ 300
		Professional Fees		
			Accountant	\$ 1,676
			Bookkeeper	\$ 788
			Project Management	\$ 10,165
			Legal Fees	\$ 5,105
		Total Professional Fees		\$ 17,733
		Road Maintenance		\$ 14,110
		Snow Plowing		\$ 4,613
		Utilities		
			Phone/Fax/Data	\$ 1,822
			Gas and Electric	\$ 296
		Total Utilities		\$ 2,119
		Total Expense		\$ 64,178
		Net Ordinary Income		\$ (35,198)
Other Income/Expense				
Other Income				
		Interest Income		\$ 1
		Total Other Income		\$ 1
		Net Other Income		\$ 1
Net Income				\$ (35,197)

Camera system

Entryway physical construction

Road Maintenance

Snow plowing



Roosevelt Ridge Homeowners Association
Balance Sheet
As of December 31, 2017

	<u>Dec 31, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
1st Bank HOA Checking	39,110.71
1st Bank HOA Savings	9,528.32
Total Checking/Savings	<u>48,639.03</u>
Accounts Receivable	
Accounts Receivable	-100.00
Total Accounts Receivable	<u>-100.00</u>
Other Current Assets	
Undeposited Funds	100.00
Total Other Current Assets	<u>100.00</u>
Total Current Assets	<u>48,639.03</u>
TOTAL ASSETS	<u><u>48,639.03</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	83,835.83
Net Income	-35,196.80
Total Equity	<u>48,639.03</u>
TOTAL LIABILITIES & EQUITY	<u><u>48,639.03</u></u>



- Updates

1. Maintenance
2. Legal / updated HOA documents (separate attachment)
3. Survey Results (separate attachment)
4. Financials: 2017 Actuals

- Discussion

1. Snow plowing cost / policy
2. Individual / Shared Drive Improvements
3. Design Review Process
4. Overall Community Standards
5. Roosevelt Ridge Web Site, trademarking
6. 2018 Budget and spend policies

- Potential Projects

- Road maintenance

- Approvals

- 2018 Budget
- HOA Policies & Enforcement
- Board Election



- 2017: \$5,450
- Current Policy: 50% HOA, 50%
- Current Users: 6
 - Keller, Sharma, Graf, Kennedy, Wiatrowski, Bramante
- % paid by HOA
 - % paid by regular users
- Coverage:
 - Roosevelt Ridge Road up to Sagamore (Kennedy)

Tied to budget discussion



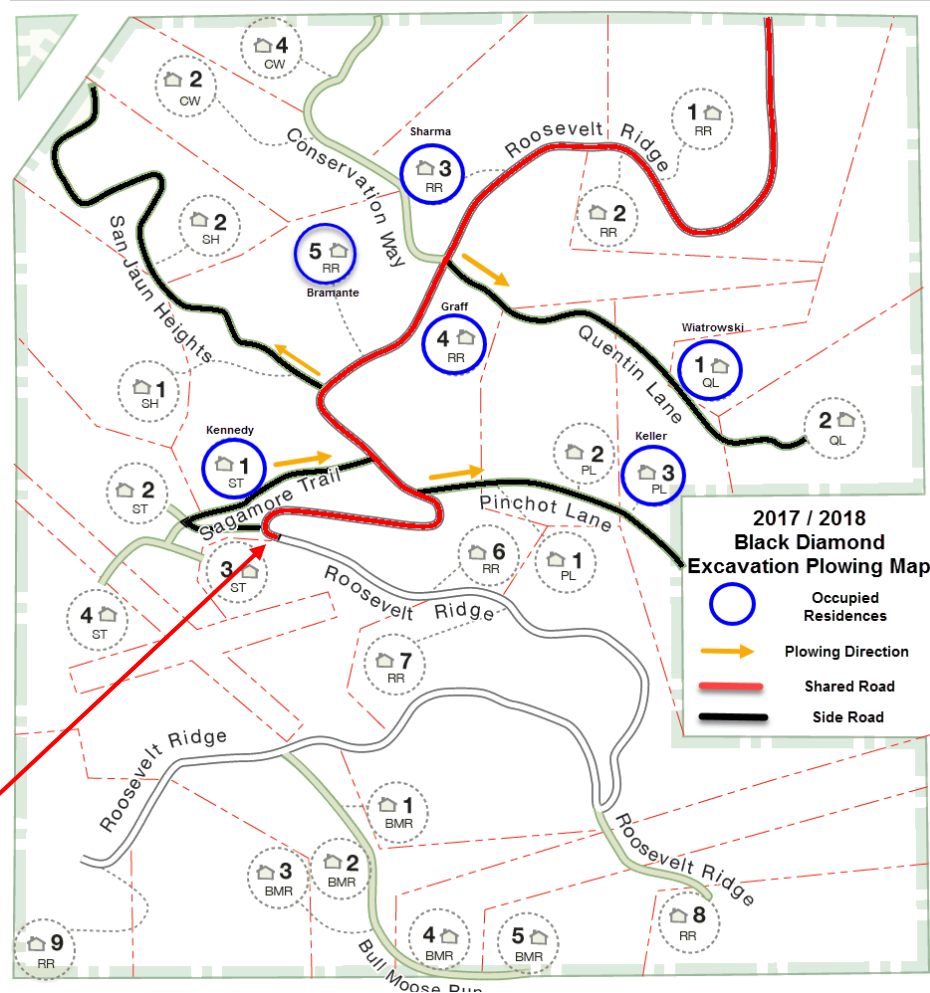
Plowing Policy

- Current policy is 50% paid by HOA, 50% paid by those requiring access
- For winter of '16-'17, bill was \$5,450

<u>SNOW DETAIL</u>		
New Total	5,450.00	
Old Total	3,750.00	
Difference / increase	1,700.00	
50% paid by HOA, 50% by owners	850.00	
new snow assessment	212.50	4 owners from last winter
old snow assessment	418.75	
re-assess for those who haven't paid	631.25	



- Roosevelt Ridge road current plowing in red
- 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)
- **Currently, plowed length is approximately 1.1 miles**





- Updated quote from Black Diamond (10/17/17 discussion):
 - \$375 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.
 - 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



- Shared Driveways: 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 Owner responsibility



- RR Project Manager and BD surveyed all Shared Driveways
- Summary in appendix



- 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?



- Discussion has evolved to Community Standards beyond simply Design Review
- Discussion:
 - Inclusion
 - What should be included
 - Standards
 - Evaluation of compliance
 - Enforcement
 - Notices of non-conformance
 - Penalties for non-conformance
 - Warning, fines, lien
 - Non-voting at HOA if out of conformance



- Lone Pine (developer) no longer needs the website
- Does the community want to the website or let it lapse?
- Needs updating
 - Potential cost: \$2-4k
 - Projected annual cost: \$1-2k for changes
- Trademarking
 - Roosevelt Ridge ®
 - Projected annual cost
- Newsletter?



- Road Resurfacing & Maintenance
- Entryway beautification
 - Black Diamond quoting cleanup and xeriscaping
- Wildfire protection
 - Individual lot / HOA
 - Magnolia Tree Service can be contracted
 - Forest Service assessment
- Cisterns
 - 2 x 2,500 gallon tanks buried and freeze protected \$6,500
- Security:
 - Signage
 - Paint entry signs
 - No trespassing signs
 - Game cameras?



D6: **Resurfacing**

- 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
 - Roosevelt Ridge Road is just over 2 miles from end to end
- So....
 - 4" road based delivered and installed:
 - \$45k / mile \$22.5k per 1/2 mile, **\$30k for 2/3 mile**



D6: Budgeted 2018 Projects

• <u>Road Maintenance</u>		<u>5,450</u>
– Grading	3,500	
– Additional road work	1,950	
• <u>Entryway</u>		<u>1,500</u>
– Tree work only (Magnolia)	1,500	
• <u>Project Management</u>		<u>2,000</u>

Total 8,950

cost overruns can be as high as \$2-3k

With current assumptions, additional \$14-25k available

- Road maintenance
- Cisterns(?)



D6: Discuss Budget

CY 2018 Estimate Expenses			CY 2017 Expenses (work done / expenses incurred)		
HOA Expenses	Description	Notes	HOA Expenses	Description	Notes
\$ 1,800.00	Phone / Internet	CY 2018 Est	\$ 1,822.21	Phone / Internet	2017 PL Sheet
\$ 300.00	Bank Service Charges	CY 2018 Est	\$ 294.62	Bank Service Charges	2017 PL Sheet
\$ 450.00	Dues & Subscriptions	CY 2018 Est	\$ 123.56	Gate Service Subscription	DGO Access Invoice
\$ 300.00	Postage & Handling Fees	CY 2018 Est	\$ 439.00	Dues & Subscriptions	2017 PL Sheet
\$ 3,500.00	Legal	CY 2018 Est	\$ 300.00	Postage & Handling Fees	2017 PL Sheet
\$ 800.00	Book Keeping	CY 2018 Est	\$ 5,105.00	Legal	2017 PL Sheet
\$ 1,500.00	Accounting	CY 2018 Est	\$ 787.50	Book Keeping	2017 PL Sheet
\$ 300.00	Gas / Electric	CY 2018 Est	\$ 1,676.00	Accounting	2017 PL Sheet
\$ 8,950.00	Total Expenses		\$ 296.32	Gas / Electric	2017 PL Sheet
			\$ 10,844.21	Total Expenses	
HOA Maintenance	Description	Notes	HOA Maintenance	Description	Notes
\$ 3,500.00	Road Grading & Ditching (BD)	RR Road only	\$ 5,000.00	Road Grading (BD)	Invoice 2133
\$ 250.00	Demarcation		\$ 2,000.00	Culvert Installs (BD)	Invoice 2133
\$ 1,200.00	Culvert Blow out (BD)	Culvert filled in	\$ 1,200.00	Culvert Blow out (BD)	Invoice 2133
\$ -	Break Rock (BD)	tbd	\$ 1,350.00	Break Rock (BD)	Invoice 2133
\$ 500.00	Ditch terracing / erosion ctrl		\$ 600.00	Gate Hammerhead (BD)	Invoice 2133
\$ 4,500.00	Plowing (BD)	1 Mile of RRR	\$ 1,075.00	Plowing (BD)	Invoice 2064
\$ (2,250.00)	Plowing (HOA Credit)	Assume 50%	\$ 2,100.00	Plowing (BD)	Invoice 2017
\$ 1,500.00	Entry way & tree work		\$ 2,800.00	Maintenance (Burt Dibble)	No Invoice
\$ 2,000.00	Project Mngt (Ted Ltd)	less to do...	\$ 2,080.00	Tree Work (Magnolia)	Invoice 20170824
\$ 11,200.00	Total Maintenance		\$ 600.00	Project Mngt (Ted Ltd)	No Invoice
HOA Repair	Description	Notes	HOA Repair	Description	Notes
\$ -	Road base (1 mile @ 4 in)	Erosion, plowing	\$ 493.73	Project Mngt (Ted Ltd)	Invoice 20170718
\$ 1,200.00	Gate bypass barrier	16ft locked gate	\$ 2,716.00	Project Mngt (Ted Ltd)	Invoice 20170902
\$ 650.00	Surveillance System	Trench new cable	\$ 1,475.00	Project Mngt (Ted Ltd)	Invoice 20171213
\$ 1,850.00	Total Repairs		\$ 23,489.73	Total Maintenance	
\$ 14,550.00			\$ 6,720.00	Gate Repairs (CO Premier)	Invoice 10752
\$ 28,980.00	Dues Income (2017 PL)		\$ 4,350.00	Concrete Down Payment	Invoice 2189
\$ 14,430.00	Budget for additional projects		\$ 2,735.00	Concrete Prep (BD)	Invoice 2189
			\$ 7,000.00	Concrete Work (BD / Adams)	Invoice 2189
			\$ 3,776.06	Surveillance System (SSS)	Invoice 2938
			\$ 24,581.06	Total Repairs	
			\$ 58,915.00	Total Incurred Expense for 2017	
			\$ 28,980.00	Dues Income (2017 PL)	
			\$ (29,935.00)	Net income / loss	



- D1: HOA % of snow plowing
 - Could cost ~\$4.5-6k
 - Must factor that plowing will soon need to extend up entire length of Roosevelt Ridge Road as ownership expands
 - If HOA pays 100%, total for maintenance cut by \$2.25-3k per year
- D2: Amount remaining for maintenance
 - If HOA pays 100%, total for maintenance cut by \$2.25-3k per year
- D3: If increase HOA dues back to \$125/month (\$1,500/year)
 - Increases income by \$13,500 to \$40,500
- D4: Amount invested in road maintenance (plus ~\$9k in “other”)
 - Target \$20k @ 4” base from entryway with no increase in HOA dues
 - Target \$35k @ 4” road base from entryway with increase in HOA dues to \$125/month
 - If do \$35k @ 4”, will do roughly 2/3 mile of road in 2018, and another ½ mile in 2019 (with allocation to rebase the initial ½ mile). Add ½ mile each year with allocation to previous coverage



Lot	Address	Owner
1	9 Roosevelt Ridge	Bertele
2	3 Bull Moose run	Lone Pine
3	2 Bull Moose Run	Bertele
4	4 Bull Moose Run	Cheung
5	5 Bull Moose Run	Chin
6	8 Roosevelt Ridge	Sarghos
7	1 Bull Moose Run	De la Vega
8	1 Pinchot Lane	Fujii
9	6 Roosevelt Ridge	Wallace
10	2 Pinchot Lane	Mayberry
11	3 Pinchot Lane	Keller
12	2 Quentin Lane	Pure
13	1 Quentin Lane	Wiatrowski
14	4 Roosevelt Ridge	Graff
15	2 Roosevelt Ridge	Feagins
16	1 Roosevelt Ridge	Keicher
17	3 Roosevelt Ridge	Sharma
18	7 Roosevelt Ridge	Aucoin
19	3 Sagamore Trail	Wilson
20	2 Sagamore Trail	Twining
21	1 San Juan Heights	Harris
22	1 Sagamore Trail	Kennedy
23	5 Roosevelt Ridge	Bramante
24	TBD San Juan Heights	Witzcak / Lurie
27	4 Sagamore Trail (Parcel C/D)	Lone Pine

24 dues-paying lot owners



- working



- Current Status
 - HOA Director Jeff Keicher- currently staying on board. Can discuss for how long
 - HOA Director Scott Schorer- no longer Declarant therefore not on Board
 - With a total of 3 seats, 2 seats are open for election
- Owners indicating interest in election:
 - Bertele
 - Bramante
 - Graff
 - Schorer
 - Sharma
 - Twining
 - Wallace
 - Wiatrowski



ROOSEVELT RIDGE
PRIVATE RESERVE

Appendix





- 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



- 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



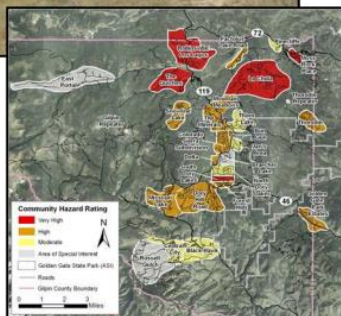
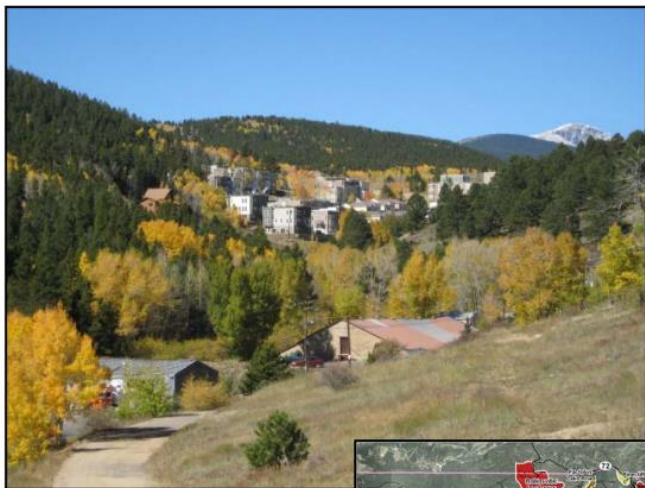
- Black Diamond does xeriscaping. Recommend taking down the fencing, pulling weeds, adding rocks to the terraces, and re-mulching the beds
- We can plant flowers or other plants along entryway, BBB Seed in Boulder has various mixes suitable for high altitude conditions, recommend seeding now.
- Remove 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
 - Ted has made numerous calls the Black Hawk Post Office in an attempt to get the parcel locker working. The latest update is that the Post Office submitted a work order to fix the lock and we are weeks out from getting that resolved
- Trash
 - Homeowners responsible for all trash
 - As more homes are built, recommend a community bin

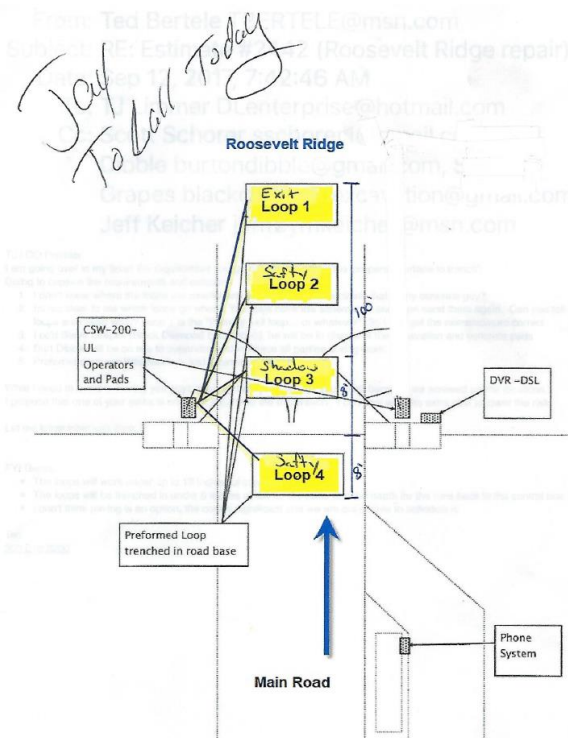


- Entryway
 - Gate repair
 - Placed new loops
 - Poured concrete
 - Video system
 - Side-gate
 - Remotes
- Road
 - Culverts
 - Clean-up



Gate System Repaired

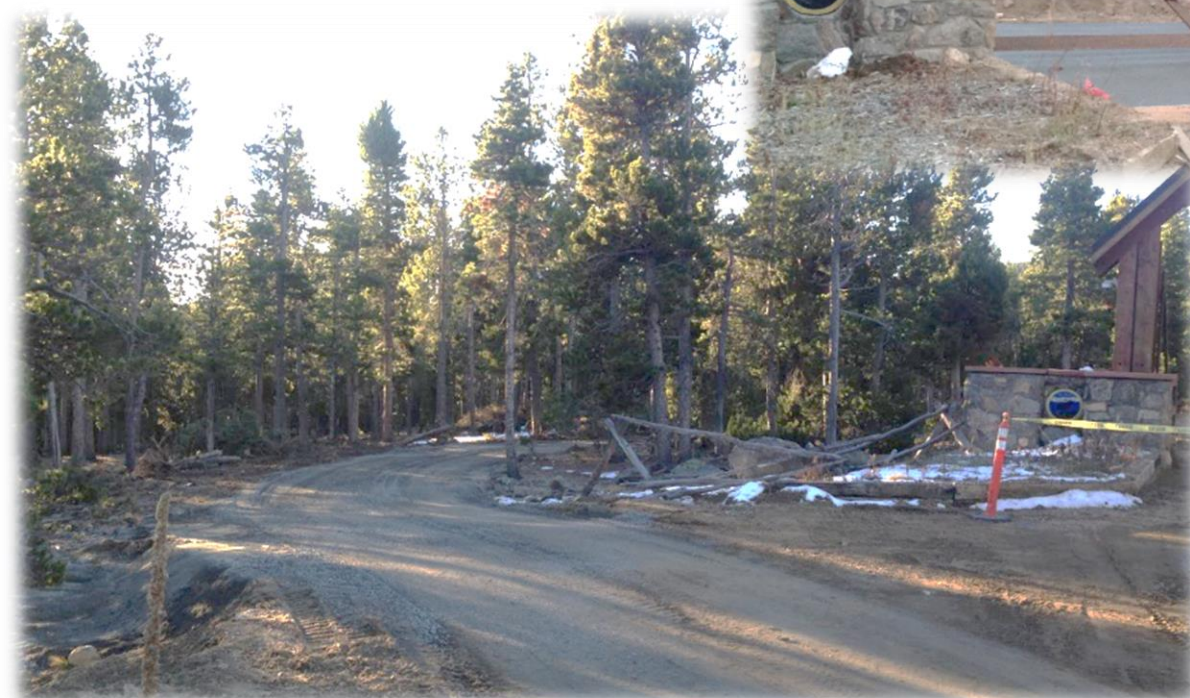
- DGO Access was the original installer
- Colorado Premier Gate conducted a system diagnostic in May and quoted:
 - \$6,000 to trench the road and replace the four ground loops
 - \$450 for a new receiver and \$45 per remote (supports 400+ remotes)
 - Ground loops buried in concrete
 - Work Completed October 18th 2017
 - RR personal on site to supervise
 - 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 (spring 2018) 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
 - CenturyLink fixed the internet connection (no high speed available)



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)

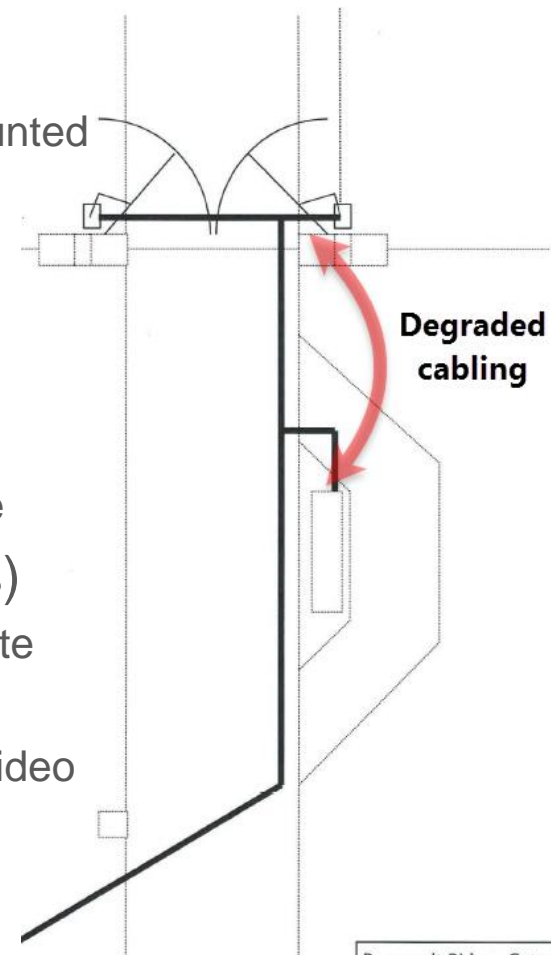
[https://www.dropbox.com/s/zpzs2t3kij3uey2/court%20yard%20Bukly 41 20170614163209505.mp4?dl=0](https://www.dropbox.com/s/zpzs2t3kij3uey2/court%20yard%20Bukly%2041%2020170614163209505.mp4?dl=0)



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





Individual / Shared Driveway Improvement Options

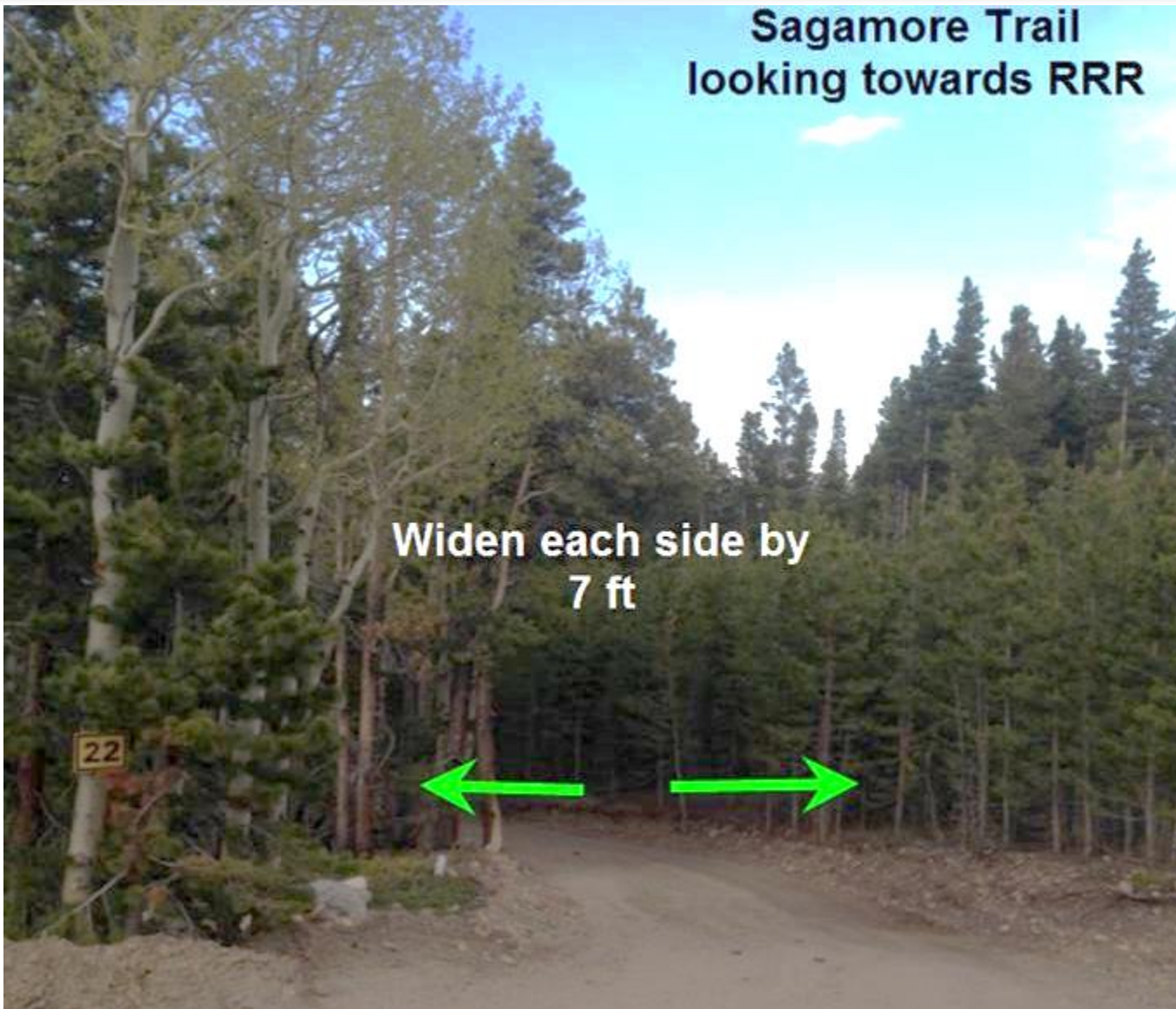
Individual /shared driveway improvements may be necessary to improve plow access. Each owner is responsible for their own estimate and work, however, the following is an estimate prepared by Black Diamond and Magnolia Tree Service

- 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





Individual Owners: Remote Camera Installation

- 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.



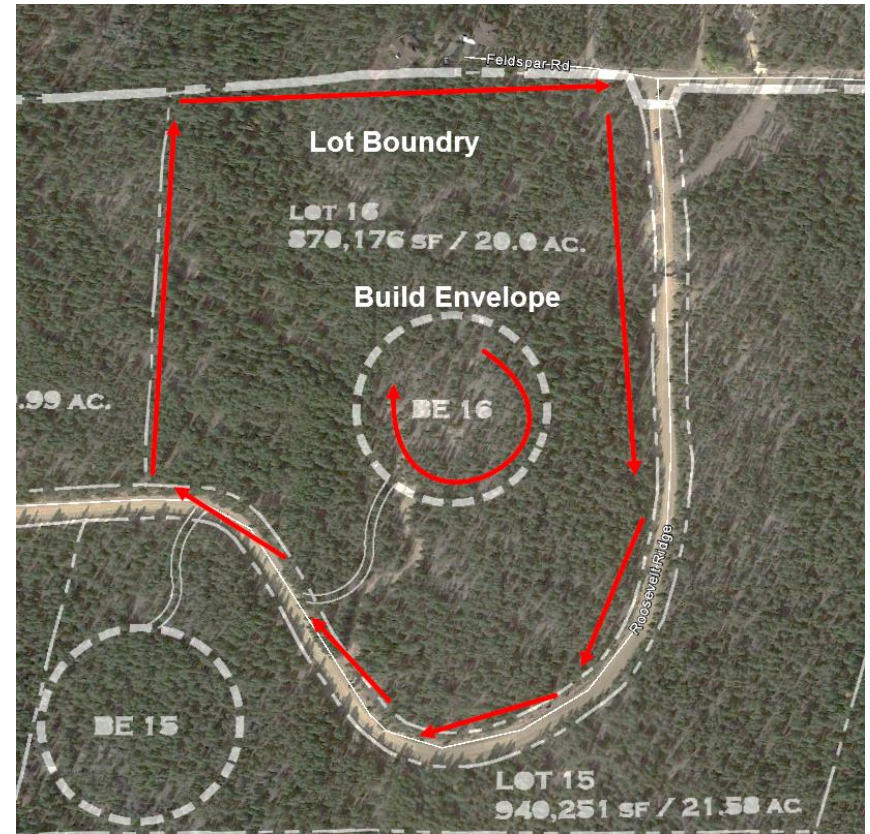
Stealth Cam G42NG





Individual Owners: Aerial Surveying

- 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