HOA Meeting DATE

- __AM EST / __AM Roosevelt Ridge Time

Join online meeting:
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ROOSEVELT RIDGE
PRIVATE RESERVE

HOA and Project Team

- 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

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Welcome to new owners

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)

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Agenda

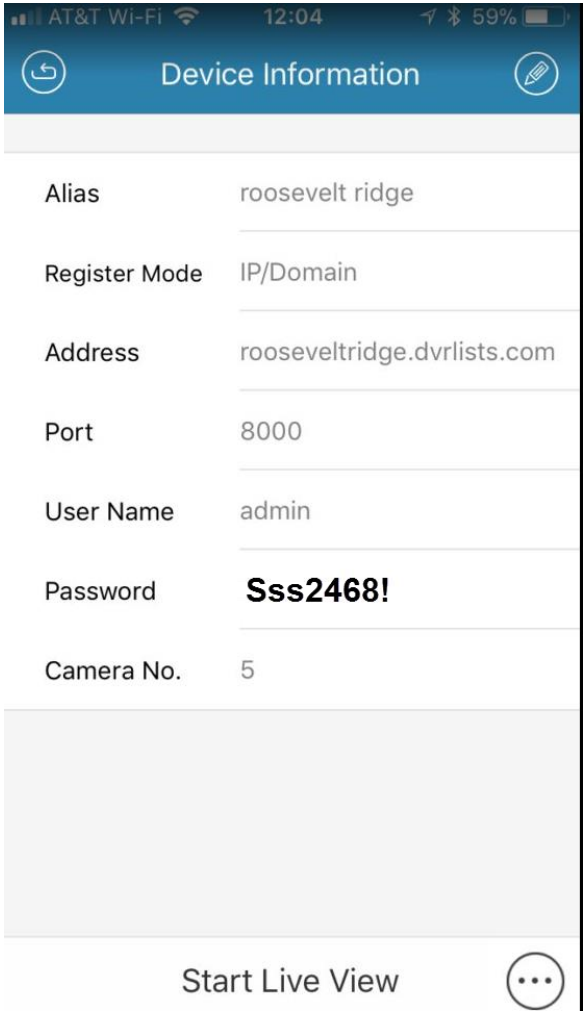
- Updates
  1. Maintenance
  2. Legal / updated HOA documents (separate attachment)
  3. Survey Results (separate attachment)
  4. Financials: 2017 Actuals

- 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

U1: Maintenance Summary

- 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*



U2: HOA Legal

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

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U3: Survey Results Discussion

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

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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

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U4: 2017 Actuals: Balance Sheet

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

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

ROOSEVELT RIDGE
PRIVATE RESERVE

Agenda

- Updates
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  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

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D1: Snow Plowing Policy

- 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

D1: Snow Plowing Cost Discussion

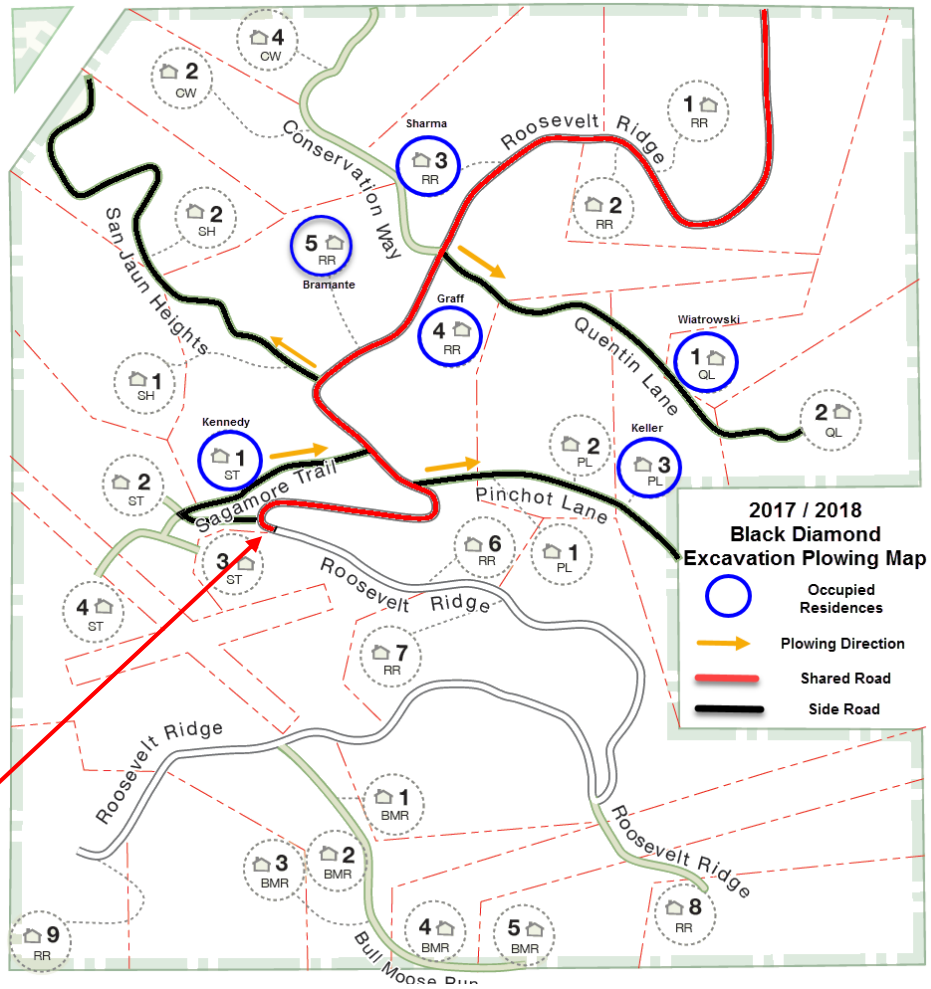
Plowing Policy

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

SNOW DETAIL		
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**	

D1: 2017 Plowing Map & Plan

- 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



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D1: 2017 Plowing Details

- 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 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

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D1: Plowing Cost Drivers

- 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

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D2: Individual / Shared Driveway Improvements

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

D3: Design Review Policy

- 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?

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D4: Overall Community Standards

- 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

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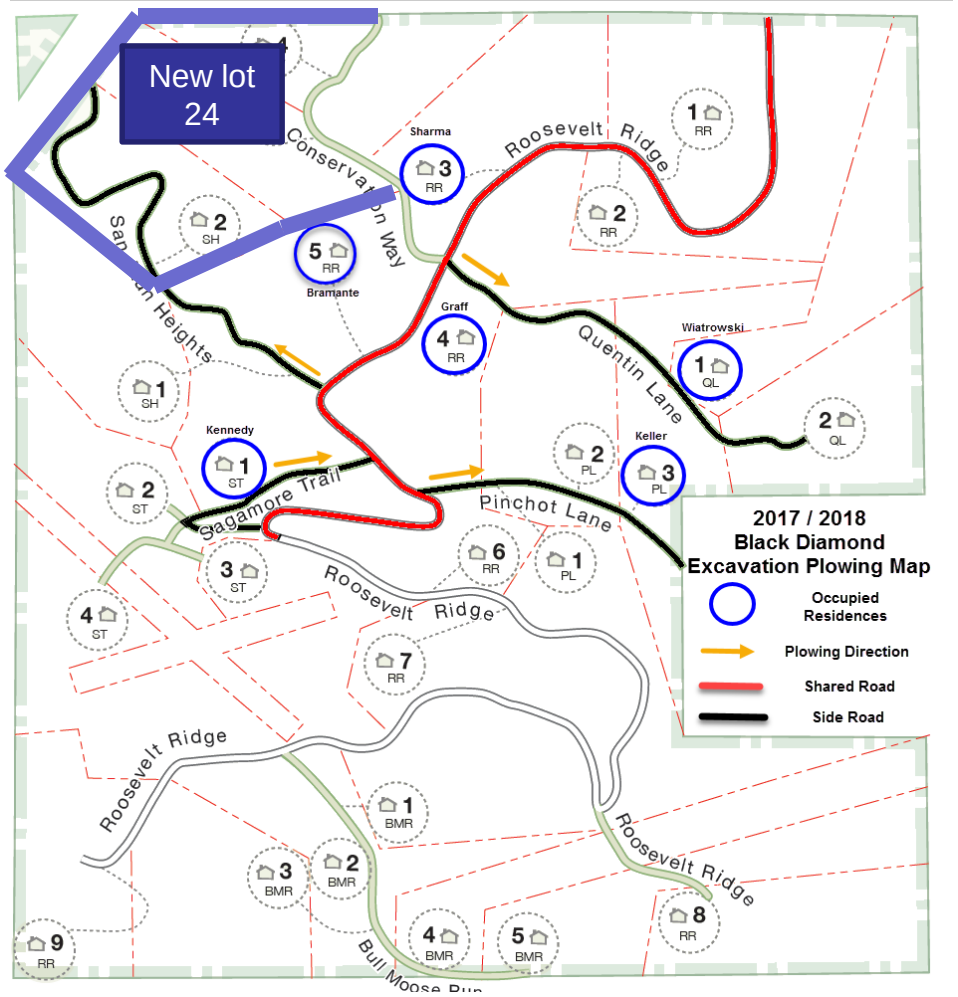
D5: www.rooseveltridge.com trademarking, Q newsletter

- 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?

D6: Budget

- # lots paying dues: 24
  - 4 Sagamore Trail remains divided in Parcel C/D
- Current dues:
  - $100/month ($1,200 / year)
- Annual income:
  - Dues $28,800 / year
  - + Snow Plow Fees: Nominal other fees

- **<u>HOA will provide Budget Proposal after- discussion, elections</u>**



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D6: Potential Future HOA Projects

- 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?

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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**

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D6: Budgeted 2018 Projects

• Road Maintenance		5,450
– Grading	3,500	
– Additional road work	1,950	
• Entryway		1,500
– Tree work only (Magnolia)	1,500	
• Project Management		2,000
Total		8,950

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

With current assumptions, additional $14-25k available

- Road maintenance
- Cisterns(?)

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D6: Discuss Budget

CY 2018 Estimate Expenses		
HOA Expenses	**Description**	**Notes**
$ 1,800.00	Phone / Internet	CY 2018 Est
$ 300.00	Bank Service Charges	CY 2018 Est
$ 450.00	Dues & Subscriptions	CY 2018 Est
$ 300.00	Postage & Handling Fees	CY 2018 Est
$ 3,500.00	Legal	CY 2018 Est
$ 800.00	Book Keeping	CY 2018 Est
$ 1,500.00	Accounting	CY 2018 Est
$ 300.00	Gas / Electric	CY 2018 Est
$ 8,950.00	**Total Expenses**	
HOA Maintenance	**Description**	**Notes**
$ 3,500.00	Road Grading & Ditching (BD)	RR Road only
$ 250.00	Demarcation	
$ 1,200.00	Culvert Blow out (BD)	Culvert filled in
$ -	Break Rock (BD)	tbd
$ 500.00	Ditch terracing / erosion ctrl	
$ 4,500.00	Plowing (BD)	1 Mile of RRR
$ (2,250.00)	Plowing (HOA Credit)	Assume 50%
$ 1,500.00	Entry way & tree work	
$ 2,000.00	Project Mngt (Ted Ltd)	less to do…
$ 11,200.00	**Total Maintenance**	
HOA Repair	**Description**	**Notes**
$ -	Road base (1 mile @ 4 in)	Erosion, plowing
$ 1,200.00	Gate bypass barrier	16ft locked gate
$ 650.00	Surveillance System	Trench new cable
$ 1,850.00	**Total Repairs**	
$ 14,550.00		
$ 28,980.00	Dues Income (2017 PL)	
$ 14,430.00	Budget for additional projects	

CY 2017 Expenses (work done / expenses incurred)		
HOA Expenses	**Description**	**Notes**
$ 1,822.21	Phone / Internet	2017 PL Sheet
$ 294.62	Bank Service Charges	2017 PL Sheet
$ 123.56	Gate Service Subscription	DGO Access Invoice
$ 439.00	Dues & Subscriptions	2017 PL Sheet
$ 300.00	Postage & Handling Fees	2017 PL Sheet
$ 5,105.00	Legal	2017 PL Sheet
$ 787.50	Book Keeping	2017 PL Sheet
$ 1,676.00	Accounting	2017 PL Sheet
$ 296.32	Gas / Electric	2017 PL Sheet
$ 10,844.21	**Total Expenses**	
HOA Maintenance	**Description**	**Notes**
$ 5,000.00	Road Grading (BD)	Invoice 2133
$ 2,000.00	Culvert Installs (BD)	Invoice 2133
$ 1,200.00	Culvert Blow out (BD)	Invoice 2133
$ 1,350.00	Break Rock (BD)	Invoice 2133
$ 600.00	Gate Hammerhead (BD)	Invoice 2133
$ 1,075.00	Plowing (BD)	Invoice 2064
$ 2,100.00	Plowing (BD)	Invoice 2017
$ 2,800.00	Maintenance (Burt Dibble)	No Invoice
$ 2,080.00	Tree Work (Magnolia)	Invoice 20170824
$ 600.00	Project Mngt (Ted Ltd)	No Invoice
$ 493.73	Project Mngt (Ted Ltd)	Invoice 20170718
$ 2,716.00	Project Mngt (Ted Ltd)	Invoice 20170902
$ 1,475.00	Project Mngt (Ted Ltd)	Invoice 20171213
$ 23,489.73	**Total Maintenance**	
HOA Repair	**Description**	**Notes**
$ 6,720.00	Gate Repairs (CO Premier)	Invoice 10752
$ 4,350.00	Concrete Down Payment	Invoice 2189
$ 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	

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D6: Budget Implications

- 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

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Owner Master Contact List

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

ROOSEVELT RIDGE
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A1: HOA Policies & Procedures

- working

A2: HOA Elections

- 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

- <u>Owners indicating interest in election:</u>
  - Bertele
  - Bramante
  - Graff
  - Schorer
  - Sharma
  - Twining
  - Wallace
  - Wiatrowski

Appendix

Roosevelt Ridge Road Repairs

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Paving Considerations

- 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)

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Paving Estimate

- 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

Recent Road Maintenance & Survey

- 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

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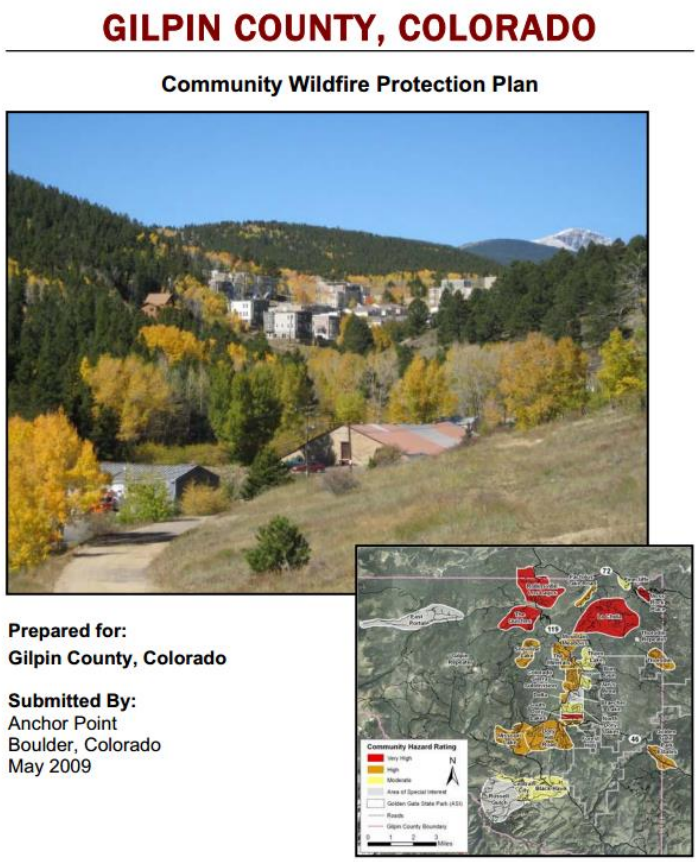
Entryway Beautification Spring 2018

- 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

Spring 2018

Wildfire Protection Plan



- 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

Signage

- 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 & Trash

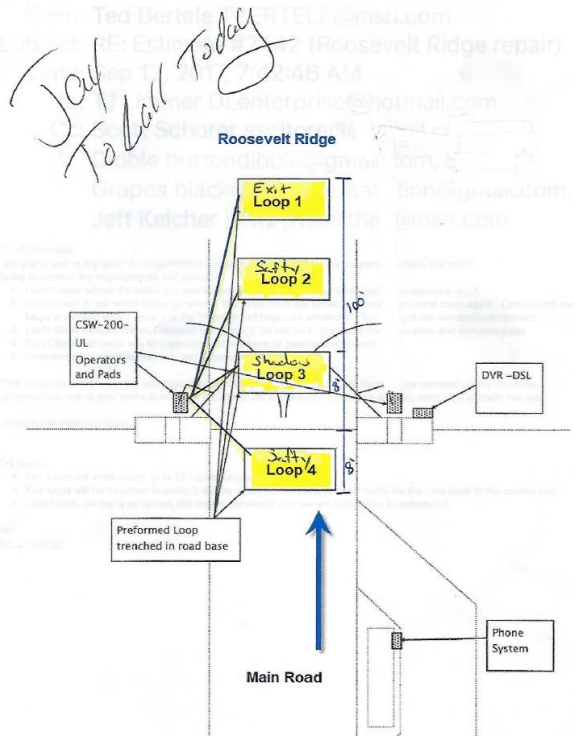
- Mail Boxes
  - Individual home owners must contact Gilpin Post Office:
    - Address: 145 Clear Creek St, Black Hawk, CO 80422
    - Phone:(303) 582-5252
  - Owners must deal with re-keying, setting up mail, and interface with the USPS. This cannot be delegated to a 3rd party.
  - The cost per individual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

Projects Completed

- 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)



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Gate Repair – completed

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

Gate Loop Pads Installed

- 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.

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Gate Video System Upgraded

- 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)

SSS Sample Images & Video

Drop box videos with representative resolution

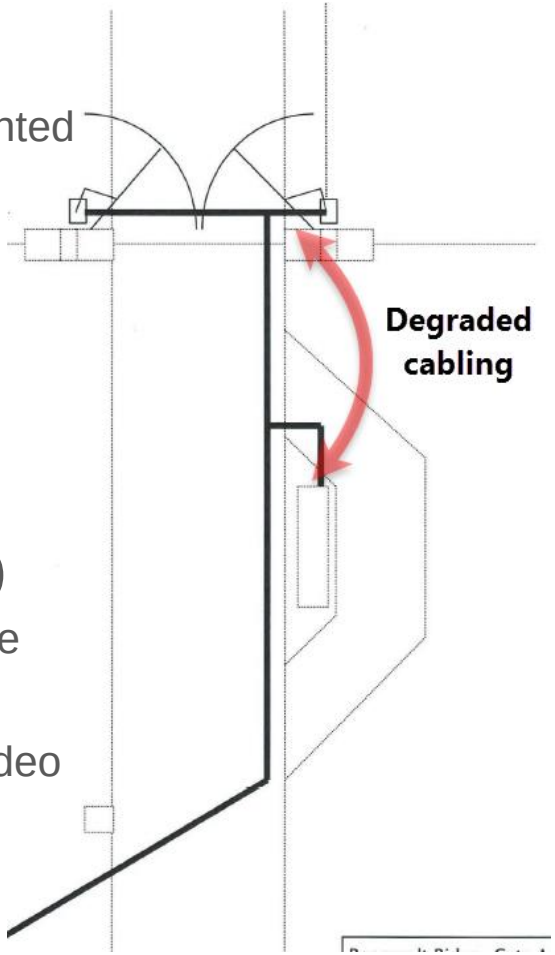
https://www.dropbox.com/s/mkp4jmx6p02pah6/Maaliki%20Auto_35_20170321111852781.mp4?dl=0

https://www.dropbox.com/s/zpzs2t3kij3uey2/court%20yard%20Bukly_41_20170614163209505.mp4?dl=0

Low Light Image

Video System Issues

- 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



ROOSEVELT RIDGE
PRIVATE RESERVE

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

- 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

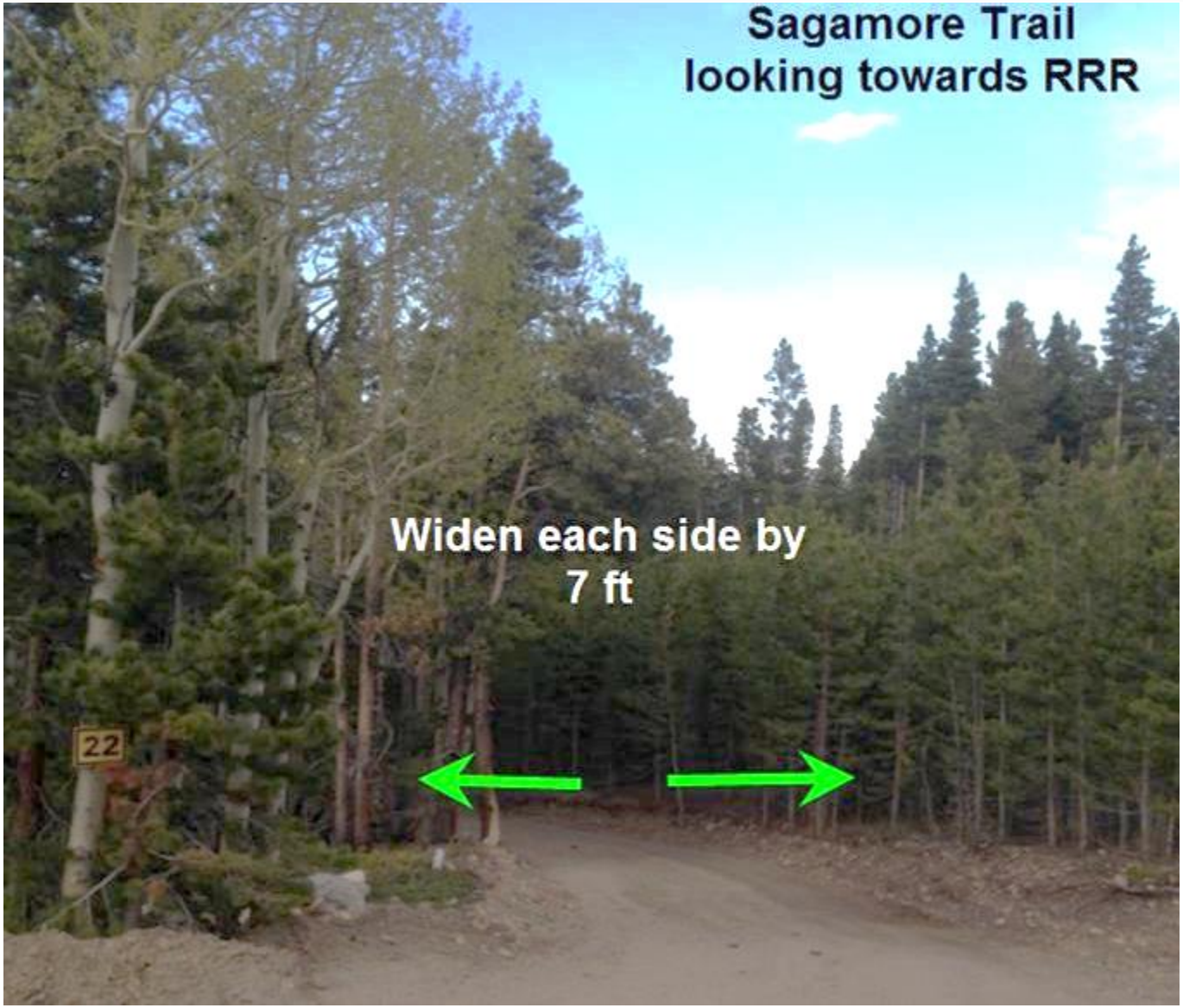
- Pinchot Lane Option
  - Widen section by 5 ft
  - Turnout / Hammerhead
  - Drain / ditches
  - Black Diamond $1,500
  - Magnolia Tree Service $1,040

- 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

Pinchot Lane Images

Sagamore Trail



Quentin Lane

ROOSEVELT RIDGE
PRIVATE RESERVE

Individual Owners: Remote Camera Installation

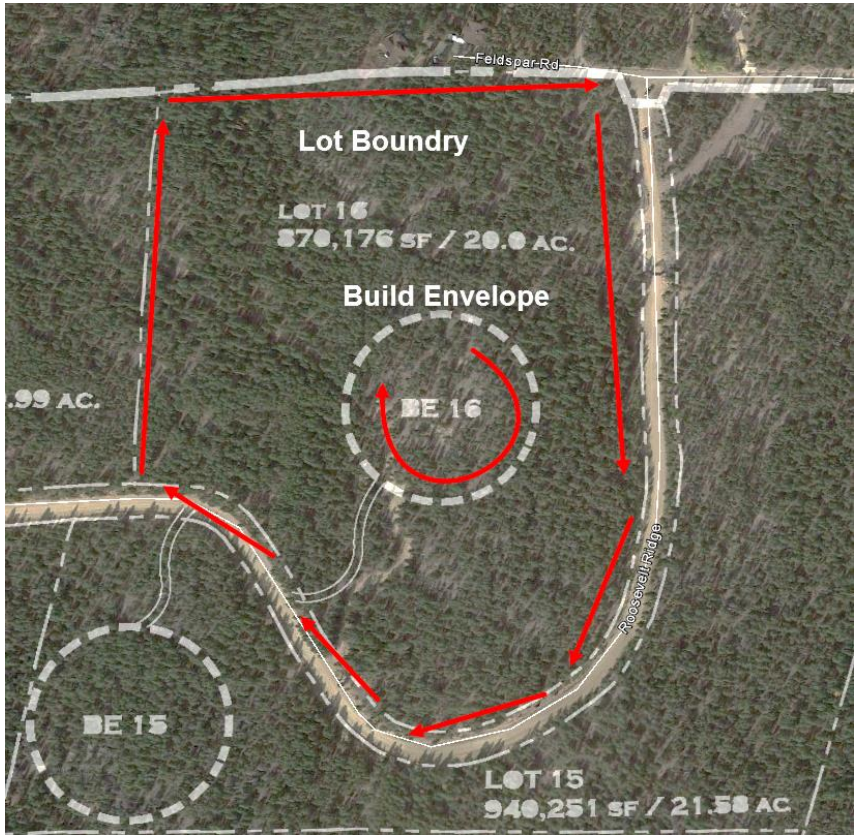
- RR HOA to install remote cameras at known access / trespassing locations.
- These cameras will be serviced by RR on a monthly basis. Images will be reviewed by the HOA and actions taken as necessary.
- Cameras will be in enclosed security boxes with locks, reasonably camouflaged, and require ladder / 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

ROOSEVELT RIDGE
PRIVATE RESERVE

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