



ROOSEVELT RIDGE HOA MEETING MINUTES

Date:	September 10 th , 2018
Meeting Type:	Conference Call
Board Member Attendees:	Ted Bertele Jeff Keicher Mike Wallace
Board Members Absent:	None
Other Participants:	None

Call to Order

Ted called the meeting at 7:00 pm and conducted roll call

Minutes

Previous minutes (Aug 2018) were reviewed and approved.

Agenda and Meeting Notes

General Business

- Budget due by October 1st. Schedule an HOA annual meeting November / December. Preference is evenings (6:30 MT, estimate 2 hours). Give plenty of notice so people can schedule around it. Recommend proxy voting if they cannot make it.
- Ted is working the contact list and will provide the board a copy. We will keep the information private and not release it to other owners.
- Consider scheduling a HOA meeting sometime in October or November
- Lot 8, 15 and Parcel D are listed for sale.

Financials

- Evelyn to provide a budget by the end of the month. Ted will provide cost updates when he gets them.
- Board considering raising fees to \$125/month and or removing the prepayment discount.
- Board voted unanimously and approved the 2018/2019 plowing plan. Identical to the previous year's plan:
 - RR Rd plowed to the last residence (2nd entrance to Sagamore Trail).
 - Shared side roads (San Juan Heights, Sagamore, Quentin, Bull Moose Run & Pinchot) are the responsibility of the owners.
 - HOA will cost share (50/50) the plowing of Roosevelt Ridge Road with residents, Karen will invoice.
- We need a budget for 2019 proposed in the 2018 fall HOA meeting
- Board voted unanimously to charge \$250 for documents and HOA status letter
- Board voted unanimously to charge \$250 for change of ownership fee

Infrastructure Projects

- Board is satisfied with the efforts from BD. Cost expectation around \$45k
- The board voted unanimously to have Black Diamond execute the work on Sagamore trail. Cost estimate is \$4-5K.



- It looks like the mine site will provide enough material for the entire road over the next few years. The mine is private property and not part of Roosevelt Ridge (FYI)
- Front entrance beautification – Jeff and Ted discussed options during the 8/30 meeting, would like to put Lee Mayberry in charge
- Board voted unanimously to fund up to \$2,000 and put Lee Mayberry in charge

Design Review Committee

Currently building:

- Wallace – Well, Driveway improvements
- Twining- building a garage, will build main house soon.
- Lurie – SJH improvements, driveway and plans for house
- Bertele – driveway and clearing operations
- Lone Pine / Parcel D – driveway and clearing operations in preparation for sale
- Mayberry – driveway and tree clearing
- Bramante – Finishing their build, timeframe unknown

Design Review Guide:

Mike & Jeff to finish design guide reviews and suggest additional edits.

DRC:

Jeff to touch base with Bart Suggs and get an engagement letter going, ask Bart – he probably has one.

Properties under construction (Lurie, Bramante & Twining) need a letter (email) of understanding letting them know they are responsible for submitting proper documentation, paying the required fees, and giving notice. This letter will reference the pending revised design guidelines and simplified submittal process document. Idea is to not penalize builders for poor enforcement, but to give the HOA a chance to get their act together and get processes that work in place.

Security Committee

- Ted has asked the committee to come up with a plan of action.

Legal

- Covenant Edits – remove any language regarding the declarant and update based on current law. Ted will discuss with Jessica. Be cost conscious and figure out the smartest way forward to update our covenant.
- Ted to send email to Jessica to discuss assessing JK for repairs to Sagamore trail.

Action Items

- Mike to finish edits to design guidelines
- Jeff to contact JK
- Ted to engage Jessica to scope and budget legal work
- Ted updating contact list for HOA
- Evelyn to review finances and propose a budget for the 2018 fall HOA meeting
- Ted working document requests and communicating fees to realtors and title companies in preparation of property sales

Meeting adjourned @8:30 pm