



ROOSEVELT RIDGE HOA MEETING MINUTES

Date:	November 7 th , 2019
Meeting Type:	Directors Meeting
Board Member Attendees:	Ted Bertele Lee Mayberry
Board Members Absent:	Mike Wallace
Other Participants:	Raj and Kathy Sharma, Charlie Nolan. Dorinda Graff, Thaddeus Wiatrowski, Susan Keicher

Call to Order

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

Minutes

Previous minutes were discussed and currently under review for approval.

Agenda and Meeting Notes

- Lee Mayberry provided an update to the Declarant transition audit. Acknowledged the Declarant letter and that Lee on behalf of the BOD is working this issue. Lee confirmed the difficulties the Declarant has experienced finding a CPA willing to do the work and confirmed that the completion timeline for January is reasonable based on direct communications with the auditor that is current engaged. Lee further provided details on HOA P&L statements that have been presented to the community over the years. It does not make sense for the HOA to fund an audit. The BOD will review the audit after it is made available and share it with the community. Lee confirmed that the period of time that the declarant intends to cover is in flux and is under review. Lee moved to table the audit issue until the next director's meeting, Ted seconded, and the motion was adopted.
- Lee Mayberry discussed the response to Mr. Jaworski who is representing the Sharmas. Mr. Jaworski took offense that the HOA chose to respond directly instead of using HOA funds to pay for Jessica Miller to draft a response. After further correspondence, the HOA engaged Jessica Miller and provided an additional response that mirrored the HOA BOD's response. Lee moved that we send the response, Ted seconded, and the motion carried.
- Ted discussed the appointment of officers and committee members.
 - John Gearhart accepted the position of treasurer and the finance committee was dissolved.
 - Kate Anderson as the secretary
 - Dorinda volunteered for the community committee and the BOD approved the appointment.
 - Thaddeus Wiatrowski volunteered for the infrastructure committee and the BOD approved the appointment.
- Raj Sharma inquired about hiring a professional HOA management company. Ted responded with asking if any research on cost, availability and services provided was done in conjunction with this suggestion. Ted further recounted his experiences last year looking for suitable HOA management companies. These companies are prohibitively expensive, limited in their ability to actually manage the issues and are more focused on community violations and mailing notices.



- Ted Bertele discussed the budget in Mike Wallace's absence. The BOD is all in favor of raising the common assessments to get the reserves up with a goal of 2X the annual operating budget (approximately \$50k). Ted also discussed the plowing plan to include limiting the plowing along RR Rd to Pinchot Lane. There is no cistern line item in the budget for 2020.
- Lee Mayberry discussed the cistern status to include the potential declarant responsibility. Lee is going to engage Jessica Miller directly and have her conduct her own analysis of the situation. The HOA is currently engaged in several legal issues and with limited resources and a spend rate that is not supported by the limited funds, this issue will be pushed back. If Jessica Miller determines that there is a declarant responsibility, the HOA will evaluate our options and pursue various options. Kathy Sharma asked about the timing of a vote on the cistern assessment with respect to the delivery of the Declarant audit. Lee responded that the cistern assessment would not happen until after we receive an opinion from Jessica Miller on any Declarant responsibility.
- Ted Bertele discussed the roadwork to be completed prior to the snow season to include raising the roadbed near the mailboxes to help improve drainage and minimize any mud forming. The sediment catches are scheduled to be cleared out; BD will remove the material. Ted to send the work order draft to Thaddaeus Wiatrowski.

Meeting adjourned @7:40 pm