
From: Ted Bertele
Sent: Friday, December 28, 2018 1:59 PM
To: 'Scott Schorer' <sschorer1@gmail.com>
Cc: 'Jessica H. Miller' <jessica@jhmillerlaw.com>
Subject: Annexation Call notes (12/28/18)

Just putting down in an email my notes from the call. Please feel free to amend or correct.

Ted

Short term action items

- Jessica is going to review the documentation we sent and see if the declarant rights are sufficient to force annexation without owner's consent. I presume this is a document Scott would execute as the Declarant and file with the county.
- Jessica to provide annexation documentation (Supplemental Declaration) for Parcel D. Scott will verify with Celest the status of Title Objection Deadline and if he can input this annexation document. Scott can also stop the transfer.
- Jessica will provide an email update on her research and we will schedule a follow-up call if necessary to discuss next steps.

Additional notes

- We may want to go to Gilpin County and do some title searches / review the deeds on our own to determine if there are any annexation documents filed already (unlikely).
- Scott to provide Jessica with whatever title documents he has from the recent sale of Parcel F
- If the Declarant rights are insufficient, then we will need to evaluate other options
- Non-HOA members getting dues paid back is low risk, the HOA did provide reasonable benefit...

Did I miss anything?

Ted Bertele
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