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**From:** Mike Wallace <director.mike@rooseveltridgehoa.com>  
**Sent:** Tuesday, December 11, 2018 5:27 PM  
**To:** carolus@planetchunk.com  
**Subject:** Re: HOA Meeting - Dec 18

Charlie,

In the 12 years since the Roosevelt Ridge development was started, there have never been any minutes of the Board meetings distributed to the members.

The new Board wants to change that and start circulating minutes after each BOD meeting. We also want to start having our Board meetings open for members to be able to listen in, if they desire.

However we will need to have an executive session, without member participation, at the conclusion of each BOD meeting. This will be to discuss more sensitive issues, for example late dues payments, violations by members, and any legal matters.

I suspect that Ted realized that we need to “sanitize” the minutes for this year and did not include them as attachments. I just reviewed them and confirmed they do not segregate executive session details from the regular topic discussed.

I’ll discuss with Ted and Jeff on how we want to proceed. This week, we are working on the HOA presentation and gathering slide details. Probably best for us to discuss on a presentation slide for the whole community.

Regards,  
Mike

Sent from my iPhone

On Dec 11, 2018, at 5:11 PM, Charles Nolan <[carolus@planetchunk.com](mailto:carolus@planetchunk.com)> wrote:

Any minutes, including BOD, as well as notices.

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**From:** Mike Wallace [<mailto:director.mike@rooseveltridgehoa.com>]  
**Sent:** Tuesday, December 11, 2018 3:46 PM  
**To:** [carolus@planetchunk.com](mailto:carolus@planetchunk.com)  
**Subject:** Re: HOA Meeting - Dec 18

Oh my mistake, you were referring to BOD minutes and not HOA minutes.

I will forward the BOD minutes when I get back to my laptop.

Sent from my iPhone

On Dec 11, 2018, at 2:51 PM, Charles Nolan <[carolus@planetchunk.com](mailto:carolus@planetchunk.com)> wrote:

In the email blast from Ted, he wrote, “past meeting minutes attached”  
But the only attachment was the Responsible Governance Policies.  
Are there no minutes from the November BOD meeting?

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**From:** Mike Wallace [<mailto:director.mike@rooseveltridgehoa.com>]  
**Sent:** Tuesday, December 11, 2018 12:43 PM  
**To:** [carolus@planetchunk.com](mailto:carolus@planetchunk.com)  
**Subject:** Re: HOA Meeting - Dec 18

No minutes from the annual HOA meeting, or at least none that I have.

The last set of minutes I have filed on my computer are from the 2014 HOA meeting.

The Dec 18, 2018 HOA meeting will be the new board’s first and we will document, store, and circulate the minutes from that and all future meetings.

I’m sure that Scott Schorer, the Declarant, probably has previous minutes that he kept. Once Ted has our storage space and files established on G-Suites, we can get everything downloaded from Scott for archiving.

Mike

Sent from my iPhone

On Dec 11, 2018, at 12:53 PM, Charles Nolan <[carolus@planetchunk.com](mailto:carolus@planetchunk.com)> wrote:

Thank you for this.  
Are there any minutes of meetings from the last year?

**From:** Mike Wallace [<mailto:director.mike@rooseveltridgehoa.com>]  
**Sent:** Tuesday, December 11, 2018 11:29 AM  
**To:** [carolus@planetchunk.com](mailto:carolus@planetchunk.com)  
**Subject:** Re: HOA Meeting - Dec 18

Charlie,

Apology for the delay but I needed to go back through emails and capture all of the documents and letters in 2018 to the HOA. There was only one meeting in February and I have attached the presentation. The previous Board also conducted a survey and the results are attached. The balance of the files are various update letters and some HOA documents that the new Board revised and updated.

As previously mentioned the new Board was officially elected in April 2018, once the Declarant stepped down. The summer was spent on mostly on security and road work projects. Only recently

has time allowed the Board to start developing things like Google Suites for official HOA emails and file storage folders and space to capture all HOA letters and documents.

Enjoy your continuing reading and we look forward to you on the call and supporting the HOA. Ted told me that you have agreed to work with him on revamping the website for a community only internet bulletin board (or something along those lines).

Regards,  
Mike

On Mon, Dec 10, 2018 at 6:55 PM Charles Nolan  
<[carolus@planetchunk.com](mailto:carolus@planetchunk.com)> wrote:

Hi Mike,

When we bought Lot 15, the seller forwarded a bunch of HOA docs to us, though they did not send any minutes.

Could you please send minutes for all 2018 meetings as well as any notices that went out.

Thank you,

Charlie

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**From:** Mike Wallace [mailto:[director.mike@rooseveltridgehoa.com](mailto:director.mike@rooseveltridgehoa.com)]  
**Sent:** Sunday, December 09, 2018 7:38 PM  
**To:** [carolus@planetchunk.com](mailto:carolus@planetchunk.com)  
**Subject:** Re: HOA Meeting - Dec 18

Charlie,

No, the Declarant turned over the control in early 2018 when the last lot was sold.

That's when he stepped down from the Board and two new Directors (Ted Bertele and myself) were elected.

Regards,

Mike

Sent from my iPhone

On Dec 9, 2018, at 7:30 PM, Charles Nolan  
<[carolus@planetchunk.com](mailto:carolus@planetchunk.com)> wrote:

Yes, saw it.

Don't want to waste your time.

My grasp of the controlling docs and many of  
my questions are predicated on who's running  
the HOA.

Does that make sense?

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**From:** Mike Wallace  
[<mailto:director.mike@rooseveltridgehoa.com>]  
**Sent:** Sunday, December 09, 2018 4:45 PM  
**To:** [carolus@planetchunk.com](mailto:carolus@planetchunk.com)  
**Subject:** Re: HOA Meeting - Dec 18

Charlie,

Not sure if you saw my return email but feel free to  
call anytime. My cell number is 281-800-8448.

Regards,

Mike

Sent from my iPhone

On Dec 7, 2018, at 4:17 PM, Charles Nolan  
<[carolus@planetchunk.com](mailto:carolus@planetchunk.com)> wrote:

Hi Mike,

Thanks for the note.

We're sort of operating in the dark about the agenda for this meeting and therefore have a few questions.

Would it be possible to speak on the phone with you?

Charlie

**From:** Mike Wallace  
[<mailto:director.mike@rooseveltridgehoa.com>]  
**Sent:** Thursday, December 06, 2018  
7:36 PM  
**To:** [debk.nolan@gmail.com](mailto:debk.nolan@gmail.com);  
[carolus@planetchunk.com](mailto:carolus@planetchunk.com)  
**Subject:** HOA Meeting - Dec 18

Charles & Deborah,

Please find the attached letter,  
which is self-explanatory.

Regards,

Mike Wallace