
From: Ted Bertele <director.ted@rooseveltridgehoa.com>
Sent: Thursday, January 31, 2019 7:32 PM
To: carolus@planetchunk.com
Subject: RE: HOA Status Letter V2
Attachments: RR HOA Status Letter version 2 draft b, edited (2019-01-31).docx

You are right!

From: Charles Nolan
Sent: Thursday, January 31, 2019 2:15 PM
To: 'Ted Bertele' <director.ted@rooseveltridgehoa.com>; 'Roosevelt Ridge Board' <board@rooseveltridgehoa.com>; 'Mike Wallace' <director.mike@rooseveltridgehoa.com>
Subject: RE: HOA Status Letter V2

Gentlemen:
I can't shake this gut feeling, so here goes. . . .

If you're willing to ask Lots 18–24 to pay dues, then why are you not willing to call a budget-ratification meeting?

I would be concerned about bad faith. That is, I would not want to create a false impression, to the HOA and to these non-members, regarding the actual status of the HOA — which is the subject line of the memo.

If you believe Lots 18–24 are legal members of the HOA who owe dues, then you should ditch the memo and call a meeting. If you have doubts, then you should not ask them to pay dues until you resolve the question.

Personally, I have no doubt. The absence of any Supplementary Declaration make clear that Scott did not annex Lots 18–24. NOTES on plats & deeds are meaningless, because the Declaration states that ONLY Scott can annex, and CCIOA states he must record a Supplementary Declaration. This obviously precludes recorded documents by map makers and title companies.

Regardless, if you think I'm wrong, please ask counsel if it's legal or ethical to instruct Lots 18–24 to pay dues at this point in time. If counsel approves the memo, then ask why it wouldn't be more appropriate to call a budget-ratification meeting.

Charlie

From: Ted Bertele [<mailto:director.ted@rooseveltridgehoa.com>]
Sent: Thursday, January 31, 2019 7:18 AM
To: Roosevelt Ridge Board <board@rooseveltridgehoa.com>
Cc: carolus@planetchunk.com
Subject: HOA Status Letter V2

Thanks for the suggestions and comments.

Took Charlies lead and added details on quarterly payments and credit card surcharges.

I will get this out as soon as I get a confirmation from the group. Sorry for the delay, sometimes I forget I have a real job and it gets in the way of RR business!

Ted