

---

**From:** Ted Bertele [mailto:director.ted@rooseveltridgehoa.com]  
**Sent:** Wednesday, February 27, 2019 8:57 AM  
**To:** carolus@planetchunk.com  
**Subject:** Re: Annexation Call notes

These are good comments, keep them coming.  
I would wait for the next set of drafts, sometime later today.  
Thanks

On Wed, Feb 27, 2019 at 8:54 AM Charles Nolan <[carolus@planetchunk.com](mailto:carolus@planetchunk.com)> wrote:

Ted:

This is a false statement:

“The Declarant has worked to add some of the Annexable Area to the Association by dividing it into lots and recording updated plats and/or supplemental declarations.”

She (and you) could get in trouble for this.

**From:** Ted Bertele [mailto:[director.ted@rooseveltridgehoa.com](mailto:director.ted@rooseveltridgehoa.com)]  
**Sent:** Wednesday, February 27, 2019 8:42 AM  
**To:** [carolus@planetchunk.com](mailto:carolus@planetchunk.com)  
**Subject:** Fwd: Annexation Call notes

Charlie

Wanting to keep you in the loop. We can chat tonight if you want. We are expecting updated drafts later today and I will forward them to you as well.

We will certainly chat before anything goes out.

Ted

----- Forwarded message -----

**From:** Ted Bertele <[director.ted@rooseveltridgehoa.com](mailto:director.ted@rooseveltridgehoa.com)>

**Date:** Tue, Feb 26, 2019 at 3:40 PM

**Subject:** Annexation Call notes

**To:** Jessica H. Miller <[jessica@jhmillerlaw.com](mailto:jessica@jhmillerlaw.com)>, Roosevelt Ridge Board <[board@rooseveltridgehoa.com](mailto:board@rooseveltridgehoa.com)>

Thanks everybody for making time to chat. Here are my notes. Please correct, fix or comment as necessary.

1. HOA wants a written opinion on the status of lots 1-17 & 25 and that the HOA does exist (paraphrasing).
2. HOA wants the annexation process detailed. Method, compliance, process, legal precedent - these kinds of things. I think some of this is already captured in the ltr to owners.doc
3. Jessica to provide a revised draft on the Letter to Owners Annexation, HOA to review and comment.
4. Jessica to provide updated amendment to declaration, HOA review and comment (as necessary)
5. Jessica to review written ballot, meeting rules, proxy ext. We will too.
6. HOA to schedule a meeting, written notice and posted. Review rules and ensure compliance. Gather as many proxy votes as possible. This will only include lots 1-17 + 25. We need 14 votes to pass this amendment (75%). I can see 7 votes already.

I think we should be done in the next few days.

Thanks to all.

Ted

--

Ted Bertele

Director

Roosevelt Ridge HOA

303 618 8200

[director.ted@rooseveltridgehoa.com](mailto:director.ted@rooseveltridgehoa.com)

--

Ted Bertele

Director

Roosevelt Ridge HOA

303 618 8200

[director.ted@rooseveltridgehoa.com](mailto:director.ted@rooseveltridgehoa.com)

--

Ted Bertele

Director

Roosevelt Ridge HOA

303 618 8200

[director.ted@rooseveltridgehoa.com](mailto:director.ted@rooseveltridgehoa.com)