

ROOSEVELT RIDGE DIRECTORS MEETING MINUTES

Date: June 25th, 2020
Meeting Type: Directors Meeting
Board Member Attendees: Ted Bertele (#1, #3), Lee Mayberry (#10), Mike Wallace (#9)
Board Members Absent: None

I. Call to Order

- Ted Bertele called the Roosevelt Ridge Homeowners Association meeting to order at 7:00 PM MDT on June 25th, 2020 via telephonic conference.

II. Roll Call

- Ted Bertele conducted roll call. Owners representing 12 out of 25 lots were present.

Lot #	Name	Present	Lot #	Name	Present	Lot #	Name	Present
Lot 1	Bertele	x	Lot 10	Mayberry	x	Lot 18	Aucoin	
Lot 2	Lone Pine		Lot 11	Keller	x	Lot 19	Wilson	
Lot 3	Bertele	x	Lot 12	Pure		Lot 20	Twining	
Lot 4	Cheung		Lot 13	Waitrowski	x	Lot 21	Harris	
Lot 5	Morello		Lot 14	Graff	x	Lot 22	Kennedy	
Lot 6	Sargos		Lot 15	Nolan	x	Lot 23	Bramante	x
Lot 7	Anderson	x	Lot 16	Keicher		Lot 24	Lurie	x
Lot 8	Gearhart		Lot 17	Sharma	x	Lot 25	Burnstein	
Lot 9	Wallace	x						

III. Minutes

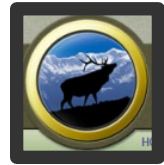
- 4/9/20 and 5/6/20 Meeting Minutes approved. Board will email out to community and Secretary will discuss posting on shared website.

IV. Reports from Officers

- Treasurer (Mike Wallace reporting for John Gearhart)
 - John will be providing FY 2019, Q1 2020, & Q2 2020 financial statements to the Audit Committee and will work on a standardized process for financial statement routing as they become available.
- Secretary (Kate Anderson)
 - Mentioned possibility of streamlining financials statements (and perhaps meeting minutes) to RR HOA website as part of John's standardization process.
 - Status update to members that all records will be added to the website as soon as possible.

V. Reports from Committees

- Infrastructure Committee (Ted Bertele)
 - Received multiple quotes for gate work. Committee is weighing some of the options, the biggest one being the signal for when someone is exiting. Going between reflective censor and breakaway censor and looking for a more robust solution.



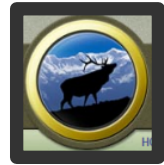
- ii. The board has sent out several emails over the last few years requesting feedback from the community about gate problems but has not received many responses. With the gate being a remote system, the board needs to track anomalies to understand what's going on. Reminder to everyone to email the BOD with gate issues so these issues can be addressed.
- iii. There are a lot of "black boxes" in the system that the BOD is systematically replacing, looking for higher level performance. Power spikes and outages that occur from lightening and other factors make it a difficult electrical environment for this system.
- iv. Thaddeus asked about adding a surge protector. Ted responded that each controller on each side of the gate has its own surge protector, and this is one of the sub-systems that is going to be removed and replaced, as it is suspected to be degraded after numerous outages and surges.

VI. Unfinished Business

- A. Cistern Assessment Funding & Project Bid Status (Lee Mayberry)
 - i. Once Sheri receives & compiles final numbers, the board will call another meeting to focus exclusively on the cistern project and do a more robust, formal presentation of the options available as well as establish an open comment period for members/owners.
 - ii. The board will schedule the next board meeting at which they will approve a plan of action, authorize, negotiate and enter into a formal agreement with one or more contractors, and present to HOA counsel for review.
 - iii. Based on facts compiled to date and in consultation with TFPD, the cistern must be gravity fed. TFPD also determined that we will need a city style hydrant at the bottom of the flow. Preliminarily, a steel tank is the front runner. The tank will be buried below grade.
 - iv. Reminder to members to pay special assessment on time to keep the cistern on track for 2020 completion.
 - v. Questions about formal presentation from Kate, Raj, and Thaddeus. Lee stated that Sheri will be part of the formal presentation.
- B. Declarant Audit (Lee Mayberry)
 - i. The board has received the draft audit from the auditor and is waiting for the final draft. If the final draft has not been received by Tuesday, the board will send the draft version to the community.
 - ii. Andy Bramante asked which of the two views (CO Statutory and Supreme Court Law stating the Declarant is responsible for paying HOA dues once a lot is defined versus the "carve out" in the HOA Declaration) the auditor adopted in the audit. Lee was not sure without referring to the audit itself but stated that if there is a question about whether the proper fees were paid it was an issue he is willing to take to HOA counsel for an opinion.

VII. New Business

- A. Audit Committee Member Finalization (Lee Mayberry)
 - i. Correction of prior meeting announcement: John Gearhart will not be an Audit Committee member.



- ii. Discussion of Audit Committee scope & structure: Appointed by the board and reports to the board. If any member no longer owns their property or if they are in default or arrears, the board asked that they forfeit or at least pause their membership in the committee.
- iii. To control costs, request that Audit Committee reach out to John first to see if he has records before asking Karen.
- iv. Move that Kathy Sharma, Kate Anderson, Dorinda Graff, and Charlie Nolan be members of the Audit Committee, with Kathy Sharma as chairperson. Ted seconded the motion. Mike was in favor. All members consented.

VIII. Old Business

A. Annual Spring Spring (Ted Bertele)

- i. Every year, when the ground gets saturated, there is a spring that pops up in the middle of the road by the Graff's lot. The BOD had already preauthorized work for BD to do ("put in ground cloth, French drains, whatever mechanisms we are going to impart"). Ted and Dori looked at the spring, but by the time Black Diamond (BD) was able to respond two days later, it had dried up so the work will have to wait until next year.
- ii. The 2020 budget has about \$10,000 between road work and grading so with the funding that will not be used to repair the spring, the Infrastructure Committee (Ted, Thaddeus, Lee) will look at pulling out some sediment in the catches, some grading work, and maybe some improvements. Will be discussed probably at the next director's meeting.
- iii. Thaddeus commented that the springs have moved around and popped up in three or four different spots.

B. DRC Documents (Mike Wallace)

- i. Reviewed design guidelines which has a lot of over-wording and unnecessary complexities.
- ii. Will send drafts and originals to community. Comment period is open until 7/12/20, then DRC documents will be finalized and recorded.

IX. Adjournment

- Ted Bertele adjourned the meeting at 7:40 PM MDT.

Minutes submitted by: Kate Anderson

Minutes reviewed by: Ted Bertele