



ROOSEVELT RIDGE HOA MEETING MINUTES

Date:	September 10 th , 2019
Meeting Type:	Directors Meeting
Board Member Attendees:	Ted Bertele Lee Mayberry Mike Wallace (started late)
Board Members Absent:	None
Other Participants:	Gordon Lurie, Raj Sharma, John & Christine Gearhart, Eric and Kate Anderson, Charlie Nolan

Call to Order

Ted Bertele called the meeting at 7:00 pm and conducted roll call, all directors present

Minutes

Previous minutes were discussed and currently under review for approval.

Agenda and Meeting Notes

- Director Lee Mayberry presented a motion, Adoption of rules of conduct / Robert's rules. The BOD unanimously approved the motion.
- Director Lee Mayberry made a statement affirming the conduct of the previous BOD. The current BOD acknowledged that it acted in good faith. A motion to affirm the previous BODs conduct and that it acted in good faith carried unanimously.
- Director Ted Bertele presented the RR HOA Responsible Governance Policies & Other Rules. The BOD unanimously voted to adopt this document.
- Director Mike Wallace discussed the budget timelines, common assessment fees and the intention to present budget at the budget ratification meeting.
- No Officers appointed by the BOD. A call for volunteers went out.
- Mike Wallace was not prepared to discuss the assessments and fees for non-members. Will be tabled to the members meeting.
- The BOD confirmed that Gordon Lurie and Jeff Keicher will be on the DRC. The BOD will continue retaining David Schler (architect) and Bart Scuzc (engineer).
- BOD unanimously Adopted the HOA Issue Form
- BOD unanimously approved a response letter addressing Mr. Jaworski's letter who is representing the Sharmas. The board instructed Raj Sharma that engaging Jessica Miller costs the HOA money and it's not the HOA's responsibility to do research on behalf of the Sharma's attorney.
- Directors provided information on Timberline Fire Protection District Cistern requirements and HOA plan to members who attended the call. BOD further reminded the members that the HOA does not control build permits and is not part of the approval process. The Gearharts voiced their intention to build as soon as possible.
- The Directors disclosed the Declarant letter regarding Declarant's rights.
- Timelines for Budget Ratification Meeting and Assessment discussed.
- Director Lee Mayberry discussed the status on Declarant's obligations to perform an audit and other obligations listed with CCOIA. The Declarant expressed difficulties in finding a suitable entity to perform this in a timely manner. The goal is to get the Declarant to do it. The BOD will



wait no later than the budget meeting in before engaging a CPA on behalf of the HOA to do the transition audit.

Meeting adjourned @7:35 pm