


**From:** Roosevelt Ridge BOD rooseveltridgebod@gmail.com   
**Subject:** Fwd: Roosevelt Ridge Directors Meeting: November 7th, 2019 7:00 MST  
**Date:** November 7, 2019 at 6:45 PM  
**To:** undisclosed-recipients;;  
**Bcc:** ek@ttel.com



Additional documents for tonight's meeting.

Roosevelt Ridge Board of Directors

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

**From:** Roosevelt Ridge BOD <[rooseveltridgebod@gmail.com](mailto:rooseveltridgebod@gmail.com)>  
**Date:** Tue, Nov 5, 2019 at 8:10 PM  
**Subject:** Roosevelt Ridge Directors Meeting: November 7th, 2019 7:00 MST  
**To:**

The Roosevelt Ridge Board of Directors have scheduled a Directors Meeting for this Thursday evening. Please see that attached notice for date, time, agenda and access information. This is a director's meeting that is scheduled for thirty minutes. Members will have an opportunity to comment or discuss issues in accordance with the rules of conduct.

Attachments

- Meeting Notice
- Zoom outlook calendar notice

Regards

Roosevelt Ridge Board of Directors



Mail Attachment meeting-61676  
6641.ics



## **ROOSEVELT RIDGE HOA BOARD OF DIRECTORS**

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November 5<sup>th</sup>, 2019

Directors' Meeting

Dear Roosevelt Ridge Members

This is a notice to all members that the Roosevelt Ridge Board of Directors (RRBOD) will be having a Directors' Meeting on November 7th, 2019 at 7:00PM MST. This will be a virtual meeting via zoom teleconference. Additional documents will follow.

**Dial in and log in information:**

<https://cuboulder.zoom.us/j/616766641>  
669 900 6833 US (San Jose)

Meeting ID: 616 766 641  
646 558 8656 US (New York)

Join by H.323

162.255.37.11 (US West)	115.114.131.7 (India)	209.9.211.110 (Hong Kong)
162.255.36.11 (US East)	213.19.144.110 (EMEA)	69.174.57.160 (Canada)
221.122.88.195 (China)	103.122.166.55 (Australia)	207.226.132.110 (Japan)

Feel free to send questions or comments to [RooseveltRidgeBOD@gmail.com](mailto:RooseveltRidgeBOD@gmail.com)

Order of Business

- a) roll call;
- b) proof of notice of meeting or waiver of notice;

- c) reading of minutes of preceding meeting;
- d) reports of officers;
- e) reports of committees;
- f) unfinished business; and
- g) new business.

Agenda (unfinished and new business)

- Discuss and approve a response to Mr. Jaworski's second letter, representing the Sharma
- Discuss status of Declarant Transition Audit
- Confirm Officers and Committee members appointed by the BOD
- Timelines for Budget Ratification Meeting and Assessment
- Present the draft budget for 2020 IAW RR Bylaws
- Road Plan

Regards,

Roosevelt Ridge Board of Directors

Ted Bertele

Mike Wallace Lee

Mayberry



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Roosevelt Ridge Homeowners Association  
BUDGET 2020

	2018	2019	2019	2020	BUDGET COMMENTS
	ACTUALS	SEP YTD	PRO-FORMA	BUDGET	
<b>ORDINARY INCOME/EXPENSES</b>					
<b>INCOME</b>					
DUES INCOME	\$ 26,900	\$ 22,500	\$ 29,400	\$ 41,400	Increase to original \$150 per month (23 lots)
NDN-ANNEXED LOT PAYMENTS		\$ 1,500	\$ 1,500	\$ 1,500	Charge for 1 x non-annexed lots (HDA to discuss amount)
SNOW PLOW SON SHARE				\$ -	pending HDA discussion & vote
ESCROW DEMAND INCOME		\$ 500	\$ 500	\$ 500	Fees for documents, transfers, and DRC review fees
<b>TOTAL INCOME</b>	<b>\$ 26,900</b>	<b>\$ 24,500</b>	<b>\$ 31,400</b>	<b>\$ 43,400</b>	
<b>EXPENSES</b>					
COMPUTER & INTERNET IMPROVEMENTS	95	147	\$ 147	\$ -	Stopped use of G-suite for Board
ROAD WORKS	\$ 51,420	\$ 3,655	\$ 3,655	\$ 6,000	SIH chip piles and road works
ROAD GRADING (2X)			\$ 2,000	\$ 4,000	Increase grading to twice per year
SECURITY	\$ 458			\$ 1,000	Camera replacement, gate, chain, locks
ENTRY WAY/GATE/SIGNAGE	\$ 921	\$ 1,070	\$ 1,070	\$ 1,500	Camera repairs, cosmetic upgrades, electronic equipment
<b>TOTAL IMPROVEMENTS</b>	<b>\$ 52,798</b>	<b>\$ 4,125</b>	<b>\$ 6,125</b>	<b>\$ 12,500</b>	
BANK SERVICE CHARGES	\$ 600	\$ 289	\$ 350	\$ 350	Stop use of credit card for HOA fees due to charges
DUES & SUBSCRIPTIONS	\$ 452	\$ 464	\$ 464	\$ 470	CT Corporation -\$650
INSURANCE (LIABILITY)	\$ 878	\$ 981	\$ 981	\$ 1,000	
POSTAGE & DELIVERY	\$ 500	\$ 500	\$ 500	\$ 500	
<b>PROFESSIONAL FEES</b>					
ACCOUNTANT	\$ 550	\$ 600	\$ 550	\$ 600	
BOOKKEEPER	\$ 1,035	\$ 913	\$ 1,000	\$ 1,000	
ARCHITECT FEES		\$ 600	\$ 600	\$ 1,200	
PROJECT MANAGEMENT	\$ 900			\$ -	
LEGAL FEES	\$ 1,716	\$ 4,254	\$ 7,000	\$ 8,000	
<b>TOTAL PROFESSIONAL FEES</b>	<b>\$ 4,201</b>	<b>\$ 6,367</b>	<b>\$ 9,150</b>	<b>\$ 10,800</b>	
SNOW PLOWING	\$ 5,863	\$ 6,375	\$ 7,500	\$ 7,000	
OFFICE SUPPLIES		\$ 54	\$ 100	\$ 100	
<b>UTILITIES</b>					
PHONE/FAX/DATA	\$ 1,159	\$ 1,038	\$ 1,200	\$ 1,200	
GAS & ELECTRIC	\$ 297	\$ 225	\$ 300	\$ 300	
<b>TOTAL UTILITIES</b>	<b>\$ 1,456</b>	<b>\$ 1,263</b>	<b>\$ 1,500</b>	<b>\$ 1,500</b>	
<b>TOTAL EXPENSES</b>	<b>\$ 66,843</b>	<b>\$ 20,545</b>	<b>\$ 25,589</b>	<b>\$ 34,220</b>	

NET ORDINARY INCOME	\$ (28,943)	\$ 3,955	\$ 5,811	\$ 9,180	<u>Need To Rebuild HOA Reserve Account Balance</u>
OTHER INCOME/EXPENSES					
OTHER INCOME					
CREDIT CARD FEES		61.9	\$ 60.00	\$ 60.00	
INTEREST INCOME	\$ 9	7.08	\$ 7.00	\$ 7.00	
GATE REMOTES	\$ 1,485				
SNOW PLOW ALL YEAR ACCESS	\$ 1,388	2019	2019		
TOTAL OTHER INCOME	\$ 2,873	\$ 2,039	\$ 2,039	\$ -	
NET OTHER INCOME	\$ 2,861	\$ 2,106	\$ 2,106	\$ 67	
NET INCOME	<u>\$ (37,062)</u>	<u>\$ 5,063</u>	<u>\$ 7,917</u>	<u>\$ 9,247</u>	



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