



ROOSEVELT RIDGE DIRECTORS MEETING MINUTES

Date: March 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 7:30 PM MDT on March 25th, 2020 via telephonic conference.

II. Roll Call

- Ted Bertele conducted roll call. Owners representing 14 out of 23 lots were present.
 - Eric & Kate Anderson (#7)
 - John Gearhart (Lot #8)
 - Dorinda Graff (Lot #14)
 - Jeff Keicher (Lot #16)
 - Sheryl Keller (Lot #11)
 - Gordon Lurie (Parcel F)
 - Charlie Nolan (Lot #15)
 - Raj & Kathi Sharma (Lot #17)
 - Christine Twining (Lot #20)
 - Thaddeus Wiatrowski (Lot #13)

III. Minutes

- Minutes from past three meetings (9/10/19, 11/7/19, 12/19/19) were approved and included in the emailed meeting notification.

IV. Updates

A. Reports from Officers – Treasurer (John Gearhart)

- Q2 HOA assessments have been sent out and are due April 15. John mentioned that late fees will apply as we are tightening up the invoicing for the 2020 payment cycle.
- Q1 2020 financial statements will be available in the next few weeks and will primarily contain assessments, snow plowing and legal fees.

B. Reports from Officers – Secretary (Kate Anderson)

- Kate has been collecting past records and is working on organizing records into a format accessible to members.
- Reminder that proxies for upcoming cistern vote need to be processed through the Secretary.

C. Reports from Committee – RRIC (Ted Bertele)

- The entry gate has not been opening. Ted has been working on the gate and has been in touch with DGO.
- Lee has engaged “Chad” to help out with the project long term.



V. Action Items from 12/19/19 Meeting

A. Chip Piles (Mike Wallace)

- Action Item: Members requested research into whether or not removing the chip piles was part of an HOA approved project on 12/19/19 call.
- Mike researched the issue and confirmed that this is an HOA issue and the 2020 budget line item allocated towards removal of the chip piles is appropriate.
- Discussion regarding reduction of chip piles through erosion (some parts are compost/dirt and can support new growth, Lee Mayberry has spread several truckloads around the front entrance, open use of chip piles offered to members) so actual amounts remaining to be removed will be accessed when snow melts.
- Action item completed.

B. Jessica Miller's Legal Fees Breakdown (Lee Mayberry)

- Action Item: Members requested breakdown of annexation and Sharma/Jaworski related legal fees on 12/19/19 call.
- Lee provided the best estimate possible given the limited detail provided on Jessica Miller's invoices provided by Karen. Estimated fees related to Sharma/Jaworski were \$1,038. Estimated annexation related fees were \$4,244 from Oct 2018 through Jan 2020.
- Member inquiry as to whether or not the annexation fees are recoverable from the declarant will be added as new action item.
- Original action item of legal fee breakdown completed.

C. Insurance and Invoices (Mike Wallace)

- Action Item: Members requested invoices and details for insurance costs and coverage from 2018-2019.
- Mike stated that the insurance cost on the 2018 financial statements was for general liability coverage in 2019 through USLI. The HOA did not have insurance coverage in 2018. Charlie Nolan referred a State Farm agent willing to provide D&O coverage, which was added in January 2019.
- Charlie reached out to the State Farm for quotes for 2020 coverage. The HOA was able to combine policies as well as increase coverage on general liability from \$1m to \$2m and coverage on D&O to \$2m with a savings of \$450/year.
- Discussion of increasing general liability insurance. To be considered by the BOD.
- Action item completed.

VI. New Business & Action Items

A. Declarant to Member Transition Audit Status (Lee Mayberry)

- To date, Scott Weidner, the CPA hired by Lone Pine, has not performed any substantial work on the transition audit. The board has determined it is in the best interest of the HOA for the board to take control over the audit, engage their own CPA, and bill the declarant for services rendered.
- Lee made a motion for the BOD to take over control of the audit. The motion was seconded. The board voted in favor unanimously.
- Questions were asked about what time period the audit will cover. Lee stated it will cover the time period as determined by Lone Pine's attorney, who has identified the declarant control period as ending in 2012.



B. Member Audit (Lee Mayberry)

- To address the time period of 2012 and beyond, the board has agreed to establish a member audit committee to conduct an informal audit. The Secretary and Treasurer have been suggested for appointment to the committee and Charlie Nolan volunteered. Other interested members were encouraged to volunteer as well.

C. Cistern (Ted Bertele)

- Jessica Miller's letter affirms owner liability for cistern. A member vote is scheduled for the April 9th member meeting. Refer to BOD email and attachments from March 22, 2020 for details.
- Implications to non-annexed properties joining the HOA at a later date was discussed and will be considered.

VII. New Action Items

- Member inquiry as to whether or not the annexation fees are recoverable from the declarant.

VIII. Adjournment

- Ted Bertele adjourned the meeting at 8:15 PM MDT.

Minutes submitted by: Kate Anderson

Minutes reviewed by: Ted Bertel