

ROOSEVELT RIDGE MEMBERS MEETING MINUTES

Date: April 9th, 2020
 Meeting Type: Members 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 April 9th, 2020 via telephonic conference.

II. Roll Call

- Ted Bertele conducted roll call. Owners representing 13 out of 25 lots were present.

Lot #	Name	Present	Vote Yes	Vote No	Lot #	Name	Present	Vote Yes	Vote No
Lot 1	Bertele	X	X		Lot 14	Graff		X	
Lot 2	Lone Pine		X		Lot 15	Nolan	X	X	
Lot 3	Bertele	X	X		Lot 16	Keicher	X	X	
Lot 4	Cheung			X	Lot 17	Sharma	X		X
Lot 5	Morello			X	Lot 18	Aucion		X	
Lot 6	Sargos			X	Lot 19	Wilson		X	
Lot 7	Anderson	X	X		Lot 20	Twining		X	
Lot 8	Gearhart	X	X		Lot 21	Harris			X
Lot 9	Wallace	X	X		Lot 22	Kennedy			X
Lot 10	Mayberry	X	X		Lot 23	Bramante	X		X
Lot 11	Keller	X	X		Lot 24	Lurie	X	X	
Lot 12	Pure			X	Lot 25	Burnstein			X
Lot 13	Waitrowski	X	X						

III. Minutes

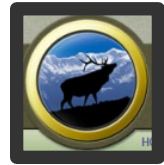
- No previous minutes approved

IV. Reports from Officers

- Reports from Officers – Secretary (Kate Anderson)
 - Notices were sent out on 3/30, official proper notice for the cistern meeting.
 - Kate is filing documents to support the Audit Committee.

V. Updates

- Transition Audit Update (Lee)
 - Substantive progress on the Declarant to member controlled transition audit with CPA. No firm completion date but the progress is encouraging.
- Committee Updates (Ted)
 - Should the vote pass, Ted would like to nominate Sheri for the Cistern Committee. To be formalized at a later meeting.



- ii. Ted discussed the Audit Committee with Dorinda and she has agreed to join. To be formalized at a later meeting.

VI. Assessment Vote

A. Member Comments

- i. Raj Sharma had several comments and questions regarding HOA finances, the transition audit, declarant reimbursement for annexation expenses, and interest/late assessment fees rules for past due assessments applying to everyone. These were forwarded to the Board to be addressed in a future meeting.
- ii. Andy Bramante shares the Sharma's concerns. Andy also had questions and concerns about how the cistern committee would be approaching a project of this magnitude.
- iii. Sheri responded with her experiences and provided background on project management, drafting contracts, holding vendors accountable to service agreement. Discussed goal of coming in under the initial estimate and in a timely manner.
- iv. Lee discussed the Sierra Fire Protection District order requirements of 10k gallon cistern and sprinkler system for individual properties, and two community 30k gallon cisterns as well as an "equipment garage". Lee recalled the Board meeting with the Fire Chief resulting in his willingness to significantly reduce individual and community cistern requirements (although the current fire board would also need to support this, and petition the court for an order to vacate parts of the previous order).

B. Cistern Vote Process (Ted)

- i. Ted went through the votes in lot order. Votes that had been previously emailed were announced and confirmed by the Secretary. Members that were unable to be reached or who did not vote were considered "no" votes. Members who had not yet voted provided a "yes" or "no" vote verbally as their lot number was announced.

VII. Adjournment

- Ted Bertele adjourned the meeting at 8:00 PM MDT.

Minutes submitted by: Kate Anderson

Minutes reviewed by: Ted Bertele