

ROOSEVELT RIDGE DIRECTORS MEETING MINUTES

Date: May 6th, 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 May 6th, 2020 via telephonic conference.

II. Roll Call

- Ted Bertele conducted roll call. Owners representing 13 out of 23 lots were present.

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

III. Minutes

- No previous minutes approved

IV. Reports from Officers

A. Treasurer (John Gearhart)

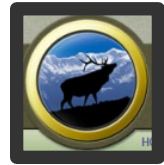
- Ted & John discussed previously. Ted provided the update for this call.
- All members have paid dues, one member owes outstanding late fees.

B. Secretary (Kate Anderson)

- Ted & Kate discussed previously. Ted provided the update for this call.
- No proxies have been filed for upcoming cistern vote.

C. Infrastructure Committee (Ted)

- Ted, Lee, and "Chad" have been working with a number of contractors to get quotes to repair gate equipment.
- Considering replacing some components that have been suggested as being at fault especially if lightning strikes causing power surges and outages.



- D. Design Review Committee (Ted)
 - i. There are members currently making improvements that have not been approved by the DRC.
 - ii. Reminder to all residents to submit the lot improvement form before building and submitting formal plans. The form is the mechanism to use in terms of where you want to put the driveway, if you want to do some clearance, or general lot maintenance.

V. Unfinished Business

- A. HOA Contact Form: Kathy & Raj Sharma
 - i. Lee has prepared a written response to send out to everyone after the meeting but provided a top-level review of the Board's responses.

Note: Refer to "*Sharma Comment Form 20200409 response*" attachment in BOD email sent on 5/7/20.

VI. New Business

- A. Secret Ballot Committee for Director Elections
 - i. The Board passed a motion for Christine Twining as committee chair, Dorinda Graff and Sheri Keller as support, and Thaddeus Waitrowski as backup.
 - ii. Ballots will go to Christine via email or mail. Actual ballots will be retained for one year.
 - iii. Thaddeus pointed out that Christine had received ballots before candidate letters had gone out. In response, the Board passed a motion that ballots may be resubmitted. Christine will include this information in the remaining candidate letters when she sends them.

- B. Audit Committee
 - i. Lee nominated Kathy Sharma as committee chair and Ted nominated Dorinda Graff as a member of the Audit Committee. All three Board members agreed to the nominations.

- C. Fire Protection Committee
 - i. The Board confirmed Sheri Keller as a member of the Fire Protection Committee to work primarily on the Cistern project.

VII. Adjournment

- Ted Bertele adjourned the meeting at 7:35 PM MDT.

Minutes submitted by: Kate Anderson

Minutes reviewed by: Ted Bertele