
From: Ted Bertele <TBERTELE@msn.com>
Sent: Wednesday, August 05, 2020 4:25 PM
To: Kate Anderson
Cc: BOD Roosevelt Ridge; Gearhart John; Nolan Charles; Sharma Kathy; Graff Dorinda
Subject: Re: 2020 payments?

As I stated in my conflict of interest statement distributed May of 2019, future plans for lots 1-3 included a boundary line adjustment and possibly dissolving a lot. The initial intent was for me to take ownership of all three lots to simplify the process with Gilpin County, but as we worked through the it, it became unnecessary (so only lots 1 and 3 where purchased). My agreement with Lone Pine was that they were financially responsible for the taxes and dues of lot 3. As a new owner, I was set up to pay dues on lot 1 and my assumption was that Lone Pine was paying dues on lot 3. I never received an invoice because I did not expect one and the aging reports never suggested that dues were not being paid. My settlement statement actually included line items for HOA dues to close out 2017, which would have come from the previous BOD and Land Title work, that suggested dues were being paid already.

With respect to the financial matters of Roosevelt Ridge, I was not part of the finance committee and never reviewed the books, only the products created. We all (BODs) assumed that all dues were being assessed properly because it only went as far as the aging reports. My only interaction with Karen was to address my invoices (lot 1) and to authorize payments for services rendered as the RRIC chair. We had no secretary nor treasurer when new BOD took over in 2018 and had a tremendous amount of work and issues to contend with (annexation... board legitimacy... minimum lot size... cistern.. and so on). Every member of Roosevelt Ridge received P&L statements with the annual meeting, so every member of the HOA had an opportunity to do the math as well.

With respect to recent payments on lot 3 in 2020. I sent Karen an email (see below) to change the billing to me as I had agreed with Lone Pine to assume that financial responsibility. Interestingly, she did not mention that these did not in fact go to "Scott", she just sent me the invoice and I took over payments. Again, I was unaware of unpaid dues.

Legally, this is my lot and I am financially responsible for it and as such, I immediately paid when the error was detected. If there is a legitimate precedence for paying late fees and interest on unpaid assessments without a notice of default, then I am happy to oblige.

With respect to remedies suggested in previous emails, I recommend you take a deep dive into our documents and review procedures. Information put out by other directors about late dues and voting rights was misguided and incorrect. I would suggest you review the Responsible Governance and Declaration. In particular, Section 13 covering Notice and Hearing Procedure as well as Section 1.1 covering Notice of Default. These and other sections will help guide some of your previous points.

Regards
Ted Bertele

From: Ted Bertele <tbertele@msn.com>
Sent: Friday, January 24, 2020 12:43 PM
To: Karen Burbach (kabpbs@msn.com) <kabpbs@msn.com>
Subject: Lot 3 invoice

Karen

Can you send me an invoice for lot 3 Q1 dues? These have gone to Scott Schorer in the past, but I will take care of it. (Lot 1 and 3 go to me, invoice Scott for lot 2).

Thanks
Ted

From: Ted Bertele <tberte@msn.com>
Sent: Tuesday, August 4, 2020 12:57 PM
To: Karen Burbach (kabpbs@msn.com) <kabpbs@msn.com>
Subject: Roosevelt Ridge Dues history for lot 1

Hi Karen

As our audit team works through the accounting, they are uncovering some potential errors. With respect to lot 1 dues, can you provide a dues history for that lot? I believe I paid Q1 2020 and Q2 2020, but prior to that, where there ever any dues invoiced and or paid? Scott Schorer would have been the payee, but there may have been a mistake or misunderstanding and invoices were never issued.

Thanks much!
Ted Bertele
303 618 8200

From: Kate Anderson <kate@ttel.com>
Sent: Wednesday, August 5, 2020 2:44 PM
To: Bertele Ted <tberte@msn.com>
Cc: BOD Roosevelt Ridge <rooseveltridgebod@gmail.com>; Gearhart John <johnagearth@gmail.com>; Nolan Charles <carolus@planetchunk.com>; Sharma Kathy <kas1228@gmail.com>; Graff Dorinda <dorindawg@comcast.net>
Subject: 2020 payments?

Ted, in January of 2020 you started making two payments for two lots. Why didn't you make the back payments for 2018-2019 at that time?