



ROOSEVELT RIDGE DIRECTORS MEETING MINUTES

Date: October 15th, 2020
Meeting Type: Directors Meeting
Board Member Attendees: Ted Bertele (#1, #3)
Lee Mayberry (#10)
Eric Anderson (#7)
Board Members Absent: None

I. Call to Order

- Ted Bertele called the Roosevelt Ridge Homeowners Association meeting to order at 7:30 PM MDT via telephonic conference.

II. Roll Call

- Ted Bertele conducted roll call. Owners representing 12 out of 25 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	X
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	
Lot 8	Gearhart	X	Lot 21	Harris	
Lot 9	Wallace		Lot 22	Kennedy	
Lot 10	Mayberry	X	Lot 23	Bramante	
Lot 11	Keller	X	Lot 24	Lurie	X
Lot 12	Pure		Lot 25	Burnstein	
Lot 13	Waitrowski	X			

III. Minutes

- Previous minutes not reviewed

IV. Agenda

- Sheri Keller – Cistern did not pass certification. O-ring failure resulting in minor repairs and rescheduling with TFPD
- Lee Mayberry – Discussed agreement
 - Sheri Keller brought up the scenario of adding a lot (lot 27). The BOD discussed intent to charge any lot that is added should be invoiced at the same rate as those previously assessed (\$4,000) and be held to pay for maintenance.
 - Eric discussed the rationale for not including or advising non HOA members. Lot 22, Kennedy lot.
 - Ted moved to vote to adopt the agreement, the vote passed 3-0.
- Ted Bertele – Discussed the status of cistern finances as follows:
 - \$67,400 collected first assessment + Bramante
 - \$14,400 collected second assessment from 12 members to date (due 11/6)
 - \$81,800 total collected "in the bank"
 - \$16,600 "accounts receivable", assumes a \$1,000 Bramante final payment
 - \$96,000 total value of the assessment, assumes no Kennedy contribution



\$99,180 projected project cost

\$3,180 overage funded by HOA reserve funds, does not cover remediation costs.

\$17,380 The minimum amount the HOA needs to cover via reserve funds (right now)

Ted moved that we authorize up to \$20,000 of reserved funds to be allocated to paying off the balance until monies are collected, any overages are paid in full by HOA funds.

The vote passed 3-0

V. Adjournment

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

Minutes submitted by: Ted Bertele

Minutes reviewed by: Lee Mayberry