

**From:** Ted Bertele <[TBERTELE@msn.com](mailto:TBERTELE@msn.com)>  
**Subject:** Re: RR Secretary Position  
**Date:** November 12, 2019 at 2:01:40 PM CST  
**To:** Kate Anderson <[kate@tel.com](mailto:kate@tel.com)>

I am glad you are willing to have this discussion and I am happy to discuss live. There is a lot of noise and hopefully this will help filter some of it.

1. Before I was on the board (and even before I owned property), the HOA BOD paid me to be a project manager. All of that was approved by the BOD and disclosed in the financials. I submitted invoices for work done, I did work and the BOD paid me for it. Almost all of it was done prior to being a member of the HOA (before I purchased a lot). I did this as a favor. As an engineer, I charge around \$125-150/hr for my services. I started working to fix RR problems and charged them about \$35/hr - clearly at a loss. After I became a member of the HOA in December of 2017, I stopped working as a project manager that following January. It was me at the gate programming remotes, getting quotes for concrete pads, servicing contracts, managing bids, supervising work done by other contractors, improvements on gate security cameras, writing work orders, etc. The community would not step up do it, so I was contracted to do it. I don't buy this BS that "well nobody asked me". The community did not step up, so I did.
2. No - I had Grapes and Sons do the initial excavation (~\$15k of work) simply because I wanted to send a message to Black Diamond that I don't believe in the good old boy network. He knows he bids on every project and there are others willing to do the work. Black Diamond has been the lion's share for some time and for a lot of reasons. Number one is that he is local and can mobilize equipment very quickly for less cost.
3. I own lot 1 and 3. Lone Pine owns lot 2. This is public record and was disclosed.
4. I have no idea and I did not know of these conditions either. You did not buy your lot from Lone Pine, you purchased it from Phillip Del Vega (or whatever his name was). I think there is some liability with the title company. It should be noted that Timberline Fire Protection District has full authority to authorize anything they want. I am 100% behind the BOD decision to determine the liability for the cisterns and willing to support Jessica's decision.
5. The purchase price of lot 3 was \$1, the purchase price of lot 1 was \$7,000. This is public record and was disclosed. Part of the purchase agreement which is not public record, was to pay taxes in arrears to include tax liens coming due. This was around \$45k or more - cant remember exactly. I have also disclosed plans (publicly and to the BOD) to modify the lot lines and merge land with Parcel C. The original intent was for me to buy all three lots. As it turns out, it was not necessary to do the boundary line adjustments. At the end of the day, I will hold onto Lot 1 which will be modified into a 25 ac lot and that will be the end of it. I will have paid about \$85-90k to own lot 1. So yes, its an awesome lot, but extremely difficult to access and as such, valued fairly.

Some people are working hard to undermine the HOA and making attempts to expose things that are simply not true. The fact that Lone Pine / Scott is not very well engaged further exacerbates the situation and I am an easy target. Being on the BOD and trying to manage all the noise sucks, bottom line. I think Lee and Mike are doing a great job, considering all the issues we are working through. It should also be noted that both Mike and Lee have never met Scott in person and have had limited contact with him. Every BOD decision has been unanimous and even though I am not legally required to recuse myself, I do.

I hope this email helps calm the waters. I would recommend reaching out to Christine or Peter Twining and get their take as well. As a former full time resident, they have a pretty good sense of the community and they also understand all sides.

Ted