



## ROOSEVELT RIDGE DIRECTORS MEETING MINUTES

Date: 28 May 2021  
Meeting Type: Directors Meeting  
Board Member Attendees: Ted Bertele (#1, #3)  
Lee Mayberry (#10)

Board Members Absent: None

### I. Call to Order

- Ted Bertele called the Roosevelt Ridge Homeowners Association meeting to order at 8:35 AM.

### II. Roll Call

- Ted Bertele conducted roll call. Owners representing 14 out of 23 lots were present counting voice(V).

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	V
Lot 4	Cheung		Lot 17	Sharma	V
Lot 5	Morello		Lot 18	Jordan	X
Lot 6	Sargos		Lot 19	Wilson	
Lot 7	Anderson	V	Lot 20	Twining	V
Lot 8	Gearhart	V	Lot 21	Harris	
Lot 9	Wallace		Lot 22	n/a	
Lot 10	Mayberry	X	Lot 23	n/a	
Lot 11	Keller	X	Lot 24	Lurie	X
Lot 12	Pure		Lot 25	Burnstein	
Lot 13	Keenan	X			

### III. Minutes

- Previous minutes approved
  - 7/16/20
  - 7/22/20
  - 8/27/20
  - 9/23/20
  - 10/15/20

### IV. Agenda (unfinished and new business)

- Proof of Notice provided on 05/24/21
- Declarant Settlement Offer
  - The BOD outlined some of the points that went into the negotiations with the Declarant including the theoretical risk (litigation)/reward (negotiated settlement) approaches
- Call for Director candidates
- Outline of contested election process
  - Intent to use independent, 3<sup>rd</sup> Party CPA firm to receive ballots
    - (avoid issues regarding secrecy and other contentious issues from 2020)



- Notification of intent to run deadline: 5:00PM, 06/03/21
- Ballot mailing date: 06/08/21
- Ballot receipt deadline: 5:00PM, 06/21/21
- Member questions re: voting eligibility—no Members with unresolved default notice
- Scheduling of Annual Members' Meeting (tentative): 8:30AM, 06/23/21
- Budget Ratification
  - Operating under previous budget due to some issues with budget process
  - Likely defer to new BOD

Minutes reviewed by: Ted Bertele

Minutes prepared by: Lee Mayberry, Secretary