

MINUTES OF BOARD OF DIRECTORS MEETING
SAGE PORT HOMEOWNERS ASSOCIATION
APRIL 23, 2003

Meeting was called to order at 7:00 p.m. Board members present were Mark Hesse, Gail Hesse, Carol Kumpost, Karen Ruffin, John Koller, John Manka and Bob Backle. Also present were Scott Holsinger, the Wildfire Committee Chairperson and Sue Koller the Welcome Committee Chairperson and Mike Ballou, the ACC Chairperson. The meeting was held at the Larkspur Fire Department. The meeting had been advertised as an open meeting and several homeowners were in attendance.

Minutes of the meeting of March 17, 2003 were approved by the Board as presented.

Treasurer's Report: Carol Kumpost reported that so far approximately \$7,000 had been collected in dues and the ACC had submitted two plan review fees at \$150 each. After motion duly made and seconded all invoices and reimbursements requests for the month were approved for payment.

Mark recommended to the Board that Charlene M. Long, Attorney At Law, be retained to represent the HOA in the filing of two Temporary Restraining Orders (TRO). There had been two instances where a builder began cutting down trees in preparation for constructing homes without prior ACC approval. Because the builder had not responded in a cooperative manner, it was necessary for the HOA to obtain TRO's. Upon motion duly made and seconded the Board unanimously voted to retain Ms. Long as the attorney and approved the payment of two legal bills in connection with the TRO's.

Mark also suggested that the Board consider placing liens on properties whose owners had not paid their dues for 2003. Reminder letters had been sent to lot owners stating that dues would be considered delinquent after April 30, 2003. Upon motion duly made and seconded the Board unanimously approved the filing of liens plus court costs on any property whose dues were delinquent for 2003.

Guest Speaker: Jim Caudle and John Taylor from Hometown Access Communications presented information on wireless high-speed internet access. The challenge in bringing wireless access to an area such as Sage Port is that it requires a direct line-of-sight to a transmitter. John Koller volunteered to co-ordinate an effort between all homeowners associations in the area to assess how much interest there actually is in the community. This might include a survey posted on the Sage Port website.

Committee Reports were as follows:

Sue Koller reported for the Welcome Committee. Sue continues to make changes on the website regarding items of interest to the community. She also submits articles to the Perry Park Sentinel on a monthly basis. We can all help Sue by letting her know of new people moving into Sage Port. Karen Ruffin had contacted Perry Park Water to see if we can get new residence information from them. They will not provide that information.

John Koller reported for the Website Content Committee. John would like to get more information from the ACC to post on the website. We still need to develop a Privacy Policy. (John Manka had previously volunteered to get an example of a Privacy Policy.) Board Members were again reminded to update their bio's for the website.

Scott Holsinger and Mark Swift represented the Wildfire Committee. They had many brochures available and presented a video on wildfire mitigation. Mark spoke at length about the various options available to homeowners regarding the removal of slash. Right now no government funds have been released to assist homeowners in paying the cost of removal. The meeting at Larkspur Elementary School had been rescheduled to May 3rd. The committee had prepared a five page proposal for wildfire mitigation for the summer of 2003. That proposal is a part of these minutes.

John Manka advised that the Nominating Committee will have a report in October.

Mike Ballou presented the ACC committee report. The committee had received plans for a detached garage on Weston. There was also a request from a homeowner to erect a tree house. It was suggested by Greg Cannon, who

is a member of the ACC, that the Board consider having a Mediation Committee. This could be composed of two Board Members who did not have a direct interest in an issue. The suggestion will be explored at a later time.

Logo Contest: Tammy Santos-Evans submitted the winning design and was given a \$200 gift certificate from a local nursery.

New Business: Mark had received a letter from Douglas County Public Works regarding the West Nile Virus. They were needing volunteers and the matter was left open to anyone who wanted to participate. Mark also received a letter from the Douglas County Sheriff regarding the Neighborhood Watch Program. Carole Kumpost was familiar with the program and volunteered to call the Sheriff's Department.

Sue Koller brought up the subject of the Emergency Preparedness initiative and had invited Randy Johnson, Fire Marshall, who talked about the Emergency Preparedness Plan for Douglas County. The Board asked Sue to collect some data on this subject for the potential creation of a new committee. Sue is to report to the Board at the next meeting.

Meeting was adjourned at 9:48 pm.

Respectfully Submitted,

Karen Ruffin
Secretary