

MINUTES OF BOARD OF DIRECTORS MEETING  
SAGE PORT HOMEOWNERS ASSOCIATION  
MAY 19, 2003

Meeting was called to order at 7:10 p.m. Board members present were Mark Hesse, Gail Hesse, John Manka and Karen Ruffin. This number constitutes a quorum for the purpose of conducting business. Also present were Greg Cannon a member of the ACC committee, Scott Holsinger, Chair of the Wildfire Committee, and Sue Koller Welcome Committee Chair.

Minutes of the meeting of April 23, 2003 were approved by the Board as presented.

There was no treasurer's report as Carol Kumpost was not present.

**Committee Reports:**

Greg Cannon and John Manka reported for the ACC. Mike Ballou and Tony Denson have resigned from the ACC. The ACC will be pursuing recommendations to fill the vacancies. The temporary restraining orders that were filed had gotten the attention of the builder who was in violation of covenants. Through negotiations with the ACC and the builder, the builder will be executing a Stipulation agreeing to reimburse the HOA for legal fees, pay the dues assessment for 2003 and submit plans to the ACC for the homes they want to construct. The HOA will remove the TSO's when the Stipulation is executed and move quickly to review the plans from the builder.

Greg Cannon had suggested that we perform an investigation to determine the relationship between the owners of New Century Builders and the listed owners of the two lots in question. The Board unanimously approved to spend no more than \$400 should it be necessary to investigate the matter further. Greg also suggested that if and when the Stipulation was signed it should be recorded with the county clerk.

The ACC is in the process of establishing a uniform policy regarding play structures. There have been some questions regarding tree houses and "fort" style playhouses.

Scott Holsinger reported for the Wildfire Committee. Scott was not aware of any funds, which had been released to aid homeowners for slash removal as of yet. Sterling Point HOA has a higher dues structure that includes chipping and the Perry Park HOA buys an insurance policy (which costs around \$1,600) to cover their HOA when chipping is done. Douglas County was looking into having a one-time pickup of slash if we could provide a centralized pickup area. John Manka volunteered to contact the county with suggestions for an area.

Sue Koller reported for the Welcome Committee. In addition to welcoming new residents of filings 2 and 6A, Sue was collecting information regarding the need to form a committee of the HOA that would deal with emergency preparedness. As a result of the fires last summer, the need to be prepared for any disaster has become more real. A fire district wide meeting was held March 22 with the idea to start the process of communities

within the district to work together to share knowledge and resources. Perry Park had already begun to formulate its plan. The Board feels that both the Neighborhood Watch/Disaster Preparedness is good ideas. If anyone in the community would like to volunteer to either chair or be a member of a new committee, please contact anyone on the Board.

John Koller was not present so there was no Website Committee report.

### **Financial Business:**

Absent a Treasurer's Report the Board unanimously approved the payment of all invoices and reimbursements since the last meeting. Mark presented a sample Notice of Assessment Lien and a Notice of Satisfaction of Assessment Lien that could be used for lot owners who had not paid their 2003 dues assessment. He wanted to research the matter further and the matter was tabled until the next meeting.

### **Old Business:**

Association Sign: John Koller was not present, discussion waived.

Open Space Trail: Mark needs to follow up.

New Committees: Greg Cannon had suggested a Mediation Committee be formed from community volunteers who were not members of any other committee. The Board voted unanimously to form this committee and asked Greg to be in charge of getting volunteers. The Neighborhood Watch/Disaster Preparedness committee is discussed under Welcome Committee.

### **New Business:**

Newsletter: Greg Cannon has done a great job in getting the newsletter together. The Board unanimously approved the funding to mail the newsletter to Sage Port filings 2 and 6A and to the heads of other HOA's in the area. The thought is to do the newsletter on a seasonal basis.

A suggestion was made to have a HOA summer picnic. It was tabled for discussion at the next meeting.

The next meeting is June 16, 2003, 7:00 p.m., Hesse residence.

Meeting was adjourned at 9:08 p.m.

Respectfully submitted,

Karen Ruffin  
Secretary

