

MINUTES OF BOARD OF DIRECTORS MEETING  
SAGE PORT HOMEOWNERS ASSOCIATION  
July 28, 2004

Meeting was called to order at 7:04 p.m. Board members present were Mark Hesse, Greg Cannon, Carol Kumpost, Bob Backle, and Karen Ruffin. John Manka arrived after the meeting started. The meeting was held at the Larkspur fire station with several homeowners in attendance.

The first order of business was the **Secretary's Report**. Board members had been provided copies of minutes from the Meeting of June 14, 2004 and June 23, 2004. The minutes were approved and will be posted on the HOA website. Bob Backle abstained from voting as he did not attend either meeting.

**Financial Business:** Carol Kumpost gave the **Treasurer's Report**. Year to date income is \$11,146.07 with expenses of \$5,262.55.

Expenses presented for approval and payment included Mark Hesse, (\$139.26) Kinko's, (\$9.95) web hosting, (\$4.42) USPS for a total of \$153.63. Other expenses that had been paid since the last meeting included reimbursements for lien releases (\$34.92), postage and printing (\$242.43), Attorney Charlene Long (\$900.00), May and June Qwest bills (\$80.79) and parking fees of \$12 that was taken from Petty Cash. Submitted expenses were approved and the Treasurer will issue a check to Mark in the amount of \$153.63. John Manka was not present for the entire discussion and abstained from voting. Credit Cards had been issued to Mark, Karen, and Carol. Web site hosting will be paid on Mark's card.

**Committee Reports:**

Bob Backle reported for the **ACC**. Two submissions have been approved: an arbor at the Manka residence and a deck extension on Kenosha. The **ACC** has decided to do away with some of the fees that are being charged and will only charge fees for new construction.

No report for the **Communication Committee**.

There was no report from the **Community Relations Committee**. John Manka did mention that he had sent a letter regarding the fence to the Chief Planner for Douglas County. He had also mentioned that the county was doing some prep work on the Kenosha intersect with Bear Dance Road as part of the road paving currently being done.

The report from the **Events Committee** was that the BBQ has been cancelled.

There was no report from the **Welcome Committee**. The committee will need a new Chairman.

No report from the **Nominating Committee**.

Greg Cannon reported for the **Wildfire Mitigation Committee**. Thanks to the collaborative efforts of Scott Holsinger and Mark and Gail Hesse, the HOA was approved for funds from a grant to mitigate wildfire risk. The Colorado State Forest Service received 197 applications. Through a selection process 90 applicants will share in the \$2.9 million available. The period covered by the grant is October of 2003 to September 2005. It appears that by putting up around \$2,500 the HOA could get back around \$6,000 in funds to be used in programs dedicated to fire mitigation.

Greg also mentioned that he is trying to get a group rate from a hauling company to remove slash. This would not be a HOA sponsored program but if anyone was interested they can let him know.

**New Business:** In connection with the Wildfire Grant, the Board unanimously voted to participate in the program and Greg Cannon volunteered to read and complete the forms requested by Colorado State University.

Joyce Skidmore has resigned from the Board effective immediately. Her letter of resignation was sent to Mark Hesse.

**Comments from the Community:** A significant number of members of the Concerned Sage Port Homeowners were at the meeting and a lively discussion ensued. Most of what was discussed had already been conveyed to the community through newsletters from both the CSPH and the Sage Port HOA. The CSPH's main argument is that this is not a mandatory HOA and the liens were illegally filed. CSPH have hired an attorney and the SPHOA needed to hire an attorney also to answer a letter of Attorney Lisa Mayers, the attorney representing CSPH. Those speaking on behalf of the CSPH included Melinda Ryan, Steve Coffin, Terri Westlake, and Ernie Rondeau.

A new member of the community, Bill Schalders, offered some observations as a party with no allegiance to either side. He was not interested in a newsletter that did not name the persons writing the information. He also pointed out that the only winner in a situation like this were the attorneys. He suggested that mediation should be considered.

Other members of the community that offered their observations included Patty Desmarais, Louise DiCiesare, Tom Youngman, CJ Meyer, Gail Hesse, and Holger Wisenberg. Although nothing was resolved, most everyone in attendance agreed that spending money on attorney fees was not a good use of HOA resources.

On other subjects, Steve Lechner made the point that beetle infested trees that were downed needed to be sprayed and covered for 30 days before they were chipped. Chris Morris suggested some kind of rebate for replanting trees that had been killed by mistletoe or pine beetle.

Tony Caterina inquired about leaving the gates open through the Bear Dance property while the road was being paved. They are open during the day but closed around 6:00

pm. It was suggested that the best solution was to go out through Larkspur while the work was being done.

Meeting was adjourned at 9:05 pm.

The next scheduled Board of Directors meeting will be on Wednesday, August 25, at the Larkspur fire station.

Respectfully submitted,

Karen Ruffin  
Secretary