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

Meeting was called to order at 7:00 p.m. Board members present were Mark Hesse, John Manka, Greg Cannon, Carol Kumpost, Joyce Skidmore, and Karen Ruffin. The meeting was held at the Larkspur fire station with twelve other 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 Members, January 28, 2004; a Board of Directors meeting of February 25, 2004; and the Meeting of Members which was continued to March 24, 2004. The minutes were unanimously approved and will be posted on the HOA website. Karen Ruffin reported that 153 lot owners had paid their annual dues.

Financial Business: Carol Kumpost gave the **Treasurer's Report**. Year to date income is $9,396.96 with expenses of $2,087.43.

Expenses presented for approval and payment included Attorney Charlene Long $420.10; Denise Bassett, postage for $162.80; and Mark Hesse, $142.65 for lien releases($84), web site hosting($19.90) and postage($38.75). The Board unanimously approved submitted invoices and requested the Treasurer to issue checks.

A reminder letter will need to be mailed to lot owners who had not paid their dues. This letter will give delinquent lot owners the opportunity to pay their dues by May 31st.

In the previous year, liens were filed against delinquent property owners. There were 64 liens filed and to date 29 have been released.

The HOA is required by the liability insurance carrier to have an audit. Carol had gotten one estimate and John Manka suggested we get a second estimate. He also had a name to suggest and will get the information to Carol. The Board was hopeful the cost of an audit would not exceed $600 to $800.

Committee Reports:

Greg Cannon and John Manka reported for the **ACC.** The ACC had received one submission and Mike Money currently had two homes under construction; one on Kenosha and the other on Fremont Drive. The construction previously approved on Fremont Court has now changed from being pre-assembled to regular construction.

Gail Hesse reported for the **Communication Committee**. Qwest has offered to pay the cost of mailing the next newsletter in exchange for being able to include a flyer describing the DSL service that is available in the Sage Port Area. Articles were currently being written for the newsletter. If anyone is interested in helping with the website, please contact Gail.

Denise Bassett and Melissa Wright are Co-Chairs of the **Community Relations Committee**. There were 78 petitions collected in opposition to the chain link fence that had been installed on the Taylor Mountain Ranch Property and adjacent to lots in Sage Port filings 2 and 4. Denise had received a letter from Cheryl Matthews, Director of the Douglas County Division of Open Space and Natural Resources. The letter provided a lot of background information on the development of Taylor Mountain Ranch and basically supported the opinion that Mr. Taylor was well within his rights to erect the fence. The committee appreciated the efforts of those who returned the petitions and the Board for paying for the postage. At this point, it appears that although the homeowners take exception to the fence, it is there to stay.

Carol Kumpost reported for the **Events Committee**. Plans are under way for the 2nd Annual BBQ. Carol suggested a date of Sunday, September 12th. Right now the Committee is open to any ideas the community would like to see included with the BBQ. Last year the BBQ was combined with a Neighbors with Heart fund raiser for an injured Sage Port resident. There has been some interest in a combined BBQ with other HOA's in the immediate area.

John Manka reported that the **Nominating Committee** met on March 27th to do a hand count of the ballots cast in the recent election. He explained the discrepancy on the count originally reported for the vote on the Amendment. There were a few minor changes in the vote count but nothing changed with the people elected to serve as Directors and the Amendment passed. There were questions from John and Patricia Ryan wanting to have a copy of the database used for voting. When it was determined that they wanted to see their information Greg Cannon suggested he provide them with a database that had all records deleted except for theirs. They will also be allowed to see the hand ballots in the presence of Greg or John Manka.

Joyce Skidmore will be serving as Chair of the **Welcome Committee**.

Greg Cannon was unanimously elected to Chair the **Wildfire Mitigation Committee**. Greg would like to get volunteers to assist any older property owners that need help in cleaning up their lot. He will also get with Douglas County about a free slash collection day like we had last year.

Old Business: A fence update, as previously reported, brought a suggestion from Leonard Westlake that someone from the Board might try talking to Mr. Taylor again. At the annual meeting Lisa Jossi had offered to speak with Mr. Taylor but no one knew if that had indeed been done.

A credit card to be used for HOA business had previously been discussed but tabled pending the election. Mark has been using his personal credit card to pay for website hosting. The Board approved the motion that an application be completed with Key Bank for a credit card.

New Business: The Centers for Disease Control are urging residents to take steps against West Nile virus before it becomes airborne. Standing water is the breeding ground for the mosquitoes that carry West Nile. There are several retention ponds in Sage Port. The county treats the retention pond on Independence. There is a pond on Fremont Drive and other areas of standing water along the roadsides. The Board authorized the expenditure of $250 for the purchase of briquettes to treat any area that may be suspect.

The Board approved an official policy for getting items added to the agenda for discussion at meetings. It is made a part of these minutes and will be posted on the website.

There was a discussion of items that could be included in the next newsletter.

Comments from Members: Sandy Anderson expressed her appreciation for Mark's response to her email. If there are any members of our community who are in need of help, please let one of the Board members know.

Meeting was adjourned at 8:45 p.m.

The next scheduled Board of Directors meeting will be on Wednesday, May 26, 2004, at the Larkspur fire station.

Respectfully submitted,

Karen Ruffin
Secretary