

MINUTES OF BOARD OF DIRECTORS MEETING  
SAGE PORT HOMEOWNERS ASSOCIATION  
MAY 26, 2004

Meeting was called to order at 7:05 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 three 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 April 28, 2004. The minutes were unanimously approved and will be posted on the HOA website. Karen Ruffin reported that 167 lot owners had paid their annual dues.

**Financial Business:** Carol Kumpost gave the **Treasurer's Report**. Year to date income is \$9,765.60 with expenses of \$2,128.52.

Expenses presented for approval and payment included Mark Hesse, \$291.71, for lien releases(\$12), web site hosting(\$9.95) , postage(\$88.80), Kinko's(\$139.26), Home Depot(\$37.97)and WalMart(\$3.73) as well as the premium for the Directors/Officers Liability Policy in the amount of \$1,527. The policy has an effective date of 5/21/04 to 5/21/05. The Board unanimously approved submitted invoices and requested the Treasurer to issue checks.

The General Liability Policy for the HOA comes due in September.

**Committee Reports:**

Greg Cannon and John Manka reported for the **ACC**. There was no meeting last month as there was nothing to discuss. Greg reported that two decks had been reviewed. Some old lumber had been dumped on Fremont but was not in our filing. John Manka was going to check with Ashcroft Homes. Their construction trailer had been taken down and John was going to see if anyone at Ashcroft had knowledge of the lumber. It was suggested that we might check to see if a builder would allow it to put in a construction dumpster.

Gail Hesse reported for the **Communication Committee**. The newsletter was mailed and contained a survey for SPHOA residents to complete and return by June 15.

There was no report from the **Community Relations Committee**. Carol Kumpost advised of a Town Meeting scheduled for June 24, 6:30 pm, Jackson 105 firehouse. It would be a good chance to talk with County Commissioners.

Carol Kumpost reported for the **Events Committee**. Larkspur did not have a calendar for the summer as yet so Carol has not been able to reserve a date for the BBQ.

Joyce Skidmore reported that the **Welcome Committee** will have a report at the next meeting.

Greg Cannon is still asking for volunteers to serve on the **Wildfire Mitigation Committee**. He has several ideas in mind. One being contacting the Castle Rock Fire Department about programs on fire mitigation. He also brought up the subject of spraying trees. The Perry Park Sentinel would be a source to find resources for spraying trees.

**Old Business:** An application for a credit card at Key Bank has been submitted. Mark also bought some dunks at Home Depot that were available to anyone who knew of standing water in the area. The hope is that by using the dunks it will prevent the hatching of mosquitoes that carry West Nile virus.

**New Business:** The Board unanimously voted to release all liens bearing President Mark Hesse's name because of abuse directed toward Mark and his family. 67 letters have been mailed to lot owners that were delinquent on dues. This courtesy reminder showed a due date of May 31, 2004. It was unanimously approved to write letters to those who currently have liens giving them a chance to clear the liens before they are refiled. They will have until Friday July 2<sup>nd</sup> to clear the lien. After July 2<sup>nd</sup> the motion was made to retain Charlene Long to file liens.

The questionnaires that were mailed to residents are due by June 15, 2004 to be included in the tally of results. Gail will be in charge of tallying the results. Carol and Karen also volunteered to help with the count.

**Other Business:** Greg had provided the Board with a Privacy Policy that could be used on the website. By unanimous vote it was decided to adopt the Privacy Policy.

John and Greg had gone to a meeting of all home owners associations in Douglas County. 74% of people in Douglas County live in a HOA.

Bob Backle had sent Mark an email stating that due to time constraints he may have to resign from the Board. A motion was made and unanimously passed that the Nominating Committee begin the search for a candidate. Bob will still continue to be a Director until replaced.

Joyce had reported seeing a deer that looked ill. The county determined it had mange. A mother bear and two cubs had gotten into bee hives on Independence. Be aware of wildlife in our area.

Meeting was adjourned at 8:35 pm.

The next scheduled Board of Directors meeting will be on Wednesday, June 23, at the Larkspur fire station.

Respectfully submitted,

Karen Ruffin  
Secretary