

**SAGEWOOD PROPERTY OWNERS ASSOCIATION, INC.
HAYDEN, COLORADO**

**MINUTES OF MEETING OF BOARD OF DIRECTORS
October 18, 2008**

Call to Order

The meeting of the Sagewood Property Owners Association was called to order by President Pete Leavitt at 9:42 a.m. in the boardroom of the First National Bank of the Rockies in Hayden, Colorado.

Those present were board members Pete Leavitt, Jo Webster and Carrie Kleckler, and lot owners Chris Gower (#23) and Paul Brown (#11).

Also present was Mark Sabatini, representing Western Slope Management, Inc.

Minutes of Previous Meeting and Approval of Budget

Minutes from August 16 will be approved at the next meeting.

A line item of \$400 for the community yard sale and barbecue was added to the proposed budget for the year ending September 30, 2009. Carrie Kleckler moved to approve the amended proposed budget and Jo Webster seconded.

Adjournment and Reconvening of Meeting of the Board of Directors

Jo Webster moved and Carrie Kleckler seconded that the meeting be adjourned; however, when it was determined that there were not enough property owners present and proxies received to constitute a quorum and the annual meeting of the Sagewood Property Owners Association would have to be rescheduled, Carrie Kleckler moved and Jo Webster seconded that the board meeting be reconvened.

Determination of rescheduled Annual Meeting

November 8 was set for the rescheduled Annual Meeting. Board members agreed to deliver proxies door-to-door in an effort to increase awareness of the importance of the annual meeting and get enough signed proxies to have a quorum.

Old Business: Landscaping

Carrie Kleckler reported that there had been only one response to the three letters sent out requesting property owners to address landscaping concerns. The owner of lots 38 and 39 sent a written response, but made no promise to comply to landscaping requirements; however, he has since built a retaining wall on lot 39, which addresses the most pressing concern with his property at this time. The owner of lot 21 never picked up the certified letter; it will be hand-delivered to him. The owners of lot 10 received the letter, but have not responded.

Paul Brown, owner of lot 11, presented the board with a letter of complaint about the property next to his (lot 10). He is concerned that he will have difficulty selling his house because of the condition of the property next door. He is also concerned with the number of cats living on the property.

The board agreed that the violations of covenants concerning landscaping, pets and general nuisances on lot 10 need to be addressed further. Mark Sabatini, Western Slope Management, will follow up with

the Town of Hayden to see if they will help the HOA enforce the covenants. The next steps for taking legal action were also discussed.

Lot 12, which is a rental property, was also brought up as a concern because of the number of trailers and recreational vehicles parked on the street outside the house, and the possibility that there is more than one family living there. A certified letter will be sent to the property owner urging him to look into the complaints and encourage his tenants to comply with covenants.

New Business

Lori Gilmour of Western Slope Management advised the board via email that there are four property owners who are past due on their HOA dues. The board discussed making personal contact with these property owners, and if there is still no response, beginning legal action. It was noted that property owners will be liable for legal costs if legal action must be taken.

The board agreed that a letter educating property owners on the purposes and functions of the HOA, and explaining how dues are used and why they are necessary, might be helpful. This letter will be sent out with the notice for the rescheduled annual meeting.

Adjournment

Jo Webster moved and Carrie Kleckler seconded that the meeting should be adjourned at 11:23 a.m.

Respectfully submitted,
Carrie Kleckler, Secretary/Treasurer