

**Board of Directors Meeting Minutes
September 24, 2016 – 10:00 o'clock a.m.**

**Sagewood Property Owners Association
Hayden, CO**

Present

Officers & Directors: Kevin Kleckler, Vickie Messing

Owners: Jim Messing, Lee Wolford

Proof of meeting notice

Agenda sent September 12, 2016.

President Kevin Kleckler called the meeting to order at 10:00am at Kevin's home, 324 Honeysuckle Drive.

Minutes of the preceding Board Meeting (8/3/16) were read by Vickie Messing.

Financial Report

Balances as of August 31, 2016: Checking \$2,686.57; Savings \$8,180.31 (Improvement Reserve); Capital Reserve \$13,032.97. Aged Payables \$6,527.23; Aged Receivables \$859.56.

As of September 19, 2016, \$9,029.20 has been paid to Case Enterprise Inc. for the 10 trees planted and the Homeowner's Vouchers. The \$100 Vouchers to Case Enterprise were issued to all homeowners current with their HOA account as of September 23, 2016. These vouchers will expire in one year. Vacant lot owners will receive two free mowings in 2017.

Proposed Budget for Fiscal Year 2017: Kevin discussed the proposed budget, which is the same as last year's. Dues will remain at \$65 per lot.

New Business

- a. *Chickens on Property*: Although the Covenants do prohibit poultry (Section IV. {Residential Use Covenants} 4.11 {Animals and Pets}), those present felt they were not a problem or disturbance and there is no Town of Hayden ordinance against chickens. Unless there are complaints or they become a nuisance, they will be allowed.
- b. *Covenant Violations*: The aforementioned issue resulted in a discussion of our Covenants and the need for amending. So far, since the establishment of Sagewood subdivision, minor violations have been discussed at Board meetings and the majority of homeowners have agreed to and/or OK'd these violations without penalty. However, Kevin will seek advice on the procedure and cost of amending the Covenants.
- c. *Vacant Lot Debris*: Debris that has been dumped in vacant lots makes them impossible to mow. At some point before next year's mowing, Kevin and a selected contractor will clean up these lots and submit a bill to the HOA. In the future, a closer watch on area builders/contractors is needed to make sure they are not just dumping leftover/unwanted material.

Kevin made a motion to adjourn; second by Lee Wolford. Meeting adjourned at 10:25 a.m.

Respectfully submitted,



Vickie Messing, Secretary/Treasurer