

Present

Officers & Directors: Kevin Kleckler, Lee Wolford, Vickie Messing
Owners: Jim Messing, Sue Reed

Proof of meeting notice: Agenda sent out September 1, 2017.

President Kevin Kleckler called the meeting to order at 6:02pm at his home, 324 Honeysuckle Drive.

Minutes of the preceding Board Meeting (09/24/16) were read by Vickie Messing. Motion to approve by Reed; second by J.Messing. Minutes approved.

Financial Report

Balances as of July 31, 2017 (the latest reports received from Western Slope Management): Checking \$1,090.47; Savings (Working Capital Reserve) \$13,035.57 (Improvements Reserve) \$5,094.30; Aged Receivables \$390.22; Aged Payables \$500.00.

Financial Report as of July 31, 2017, was approved.

Proposed Budget for Fiscal Year 2018: Kevin discussed the proposed budget, which is the same as last year's. Dues will remain at \$65 per lot. Motion by Wolford; second by Reed: Proposed Budget Approved.

Old Business

Trail Improvements and Landscaping Vouchers: The 10 trees planted along the trail are doing good. To date a total of 14 Vouchers have been used and 2 more homeowners intending to do so. A total of 5 picnic tables were purchased and placed along the trail. The surrounding area has been mowed by Andrew Kleckler.

New Business

- a. *Delinquent Dues/Legal Action:* Of the 6 property owners who received a demand letter from our attorney, 3 remain delinquent: Lot #s 9, 23 & 56 (total of \$390.22). Kevin made a motion to continue legal action; second by Wolford; Motion carried. Lori will be informed to proceed.
- b. *Continued Trail Improvements:* Several ideas were discussed –
 - 10 more trees (estimated cost: \$7,950)
 - Sagewood Subdivision Sign located off Harvest Drive near the beginning of the trail (est. cost \$500)
 - American flags issued to all homeowners to be flown on designated days (est. cost \$3,300)
 - Wildflower seeds sown along the trail (est. cost \$500)
 - Christmas lights throughout the subdivision (no cost provided)The decision went with the Sign and Wildflower ideas; total cost not to exceed \$1,000.
- c. *Lots in Violation of Residential Use Covenants and Enforcement:* We briefly visited the trailer/RV covenant violations again; however, as noted previously it requires a 75% affirmative vote from homeowners to change the By-Laws. If we ever meet this requirement at a meeting, we will consider making a change! In the meantime we are following City Ordinances (which do not have a trailer/RV parking restriction) and will handle individual complaints as registered.

Other

- a. Complaints were noted regarding residents at 315 Honeysuckle/Lot 23. These were: dogs barking and loud, foul language late into the evening; along with the smell and use of marijuana plants in the yard. The advice given was to contact police and file a complaint. The Association will send a notice again regarding "nuisance" violations.
- b. An issue regarding the collapsing of retaining walls on Lot #s 9 & 54 was brought up. Kevin will find out the correct procedure to handle this.
- c. Another concern regarding an unfinished deck at 304 Honeysuckle/Lot 10 brought up the question as to whether it was a Building Code violation, as it appears it would be a safety issue with the patio doors. Kevin will look into this.

Kevin made a motion to adjourn; Meeting adjourned at 6:58 pm.

Respectfully submitted,



Vickie Messing, Secretary/Treasurer