

**Annual Meeting Minutes  
September 24, 2016**

**Sagewood Property Owners Association  
Hayden, CO**

**Present**

Officers & Directors: Kevin Kleckler, Vickie Messing

Owners: Lee Wolford (lot 43), Jim Messing (lots 53 & 65)

Eight proxies certified: Pederson (lots 1 & 30), Matthews/Brandi (lot 5), Gould (lot 12), Suchor (lot 22), Kebodeaux (lots 28 & 29), Quigley (lot 36)

With a total of 13 lots represented, a quorum was established.

**Proof of meeting notice**

Agenda sent September 12, 2016.

President Kevin Kleckler called the meeting to order at 10:30am at his home, 324 Honeysuckle Drive.

Minutes of the preceding Board Meeting (10/17/15) were read by Vickie Messing. Motion to approve by Kevin Kleckler; second by Lee Wolford. Motion carried.

**Financial Report**

As of August 31, 2016, we have a Checking Account balance of \$2,686.57; a Savings Account balance of \$8,180.31 (Improvement Reserve); and a Capital Reserve balance of \$13,032.97. Aged Receivables total \$859.56 (past due property owner's dues) and Aged Payables of \$6,527.23 (\$1,498.03 to Western Slope Management and \$5,029.20 to Case Enterprise, Inc.) Vickie reported that the \$5,029.20 was paid to Case on September 9, 2016.

Motion to approve Financial Report by Kevin Kleckler; second by Jim Messing. Motion carried.

**2017 Budget**

The proposed budget remained the same as the 2016 budget, including keeping the HOA dues at \$65.00 annually. Motion to approve the 2017 budget by Lee Wolford; second by Jim Messing. Budget Approved.

**Nomination and Election of Directors**

Kevin nominated Lee Wolford to serve as a director and he accepted the nomination. Kevin and Vickie agreed to stay on as directors.

**Old Business**

Delinquent Property Owner Dues: Currently there are six property owners who are behind in their dues. Of these six, four are behind two or more years. It was agreed some action must be taken. Kevin will ask Lori to draft a letter (to be reviewed by the Board of Directors) that would be included in the fiscal year 2017 invoices mailed to these delinquent owners. This letter would explain that if payment is not made (by a certain date yet to be determined) the matter will be turned over to an attorney and a lien will be placed on the property. It was noted that we do have money in reserves to cover legal expenses.

**New Business**

1) Ideas for our next "Property Improvement"

- a) Picnic tables placed by the trees along the trail. Kevin proposed his high school students could build tables for approximately \$350/each.
- b) A "Sagewood Subdivision" sign placed somewhere at the beginning of the trail that would be visible from Harvest Drive. Again, Kevin said his students would be able to create such a sign.

2) Banking: Although the Hayden branch of the Bank of the San Juans has closed, it was agreed to continue banking with them. There are branches in both Craig and Steamboat.

The next Annual Meeting will take place the last week of September 2017 – day/date/time/place to be determined. Kevin adjourned the meeting at 11:15 am.

Respectfully submitted,



Vickie Messing, Secretary/Treasurer