

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

**MINUTES OF MEETING OF BOARD OF DIRECTORS
April 25, 2009**

Call to Order

The meeting of the Board of Directors of the Sagewood Property Owners Association was called to order by President Peter Leavitt at 10:05 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 Richard Bush (Lot 4) and Dave Powell (Lot 21). Also present was Lori Gilmour, representing Western Slope Management, Inc.

Minutes of Previous Meeting and Approval of Financial Reports

A motion was made by Jo Webster and seconded by Carrie Kleckler to approve the minutes of the November 8 meeting.

Lori Gilmour presented a balance sheet and income statement for the 6 months ending March 31, 2009. There was some discussion about property owners who have not paid their dues; it was agreed that an attorney should be found to pursue placing liens on these properties.

Architectural Committee Report

Jo Webster reported that there have been no new plans submitted and all current construction projects have been approved by the ARC. Carrie Kleckler brought up the question of whether plans to build a 30' x 30' garage behind her house needed to be submitted to the Architectural Review Committee; the board agreed that a single outbuilding did not require ARC approval so long as it meets requirements for a building permit.

Unfinished Business

Officer & Director Insurance has been moved to the State Farm office in Steamboat Springs and is current.

Board Members discussed properties that are continuing to be in violation of covenants. The owner of Lot 21, who was in attendance, assured the board that he is planning to landscape this summer. The issues with the property at 308 Honeysuckle (lot 12) seem to have been resolved, although there still may be problems with the number of vehicles parked there, and it will need to be watched.

The property at 304 Honeysuckle (lot 10) was also discussed. After the last meeting, neighbors hand-delivered another copy of the letter sent last fall, along with a letter offering help to the owners with clean-up. The owner contacted Carrie Kleckler by phone and said he would address the issues. Some clean-up seems to have taken place on the property, but it is still in violation of several covenants. The board agreed that neighbors should be encouraged to call the town of Hayden to complain about animals running loose on this or any other property, and that the owners would be given until the next board meeting to comply with the requirements of the covenants or begin receiving fines.

New Business

Mowing of vacant lots was discussed, and Peter Leavitt will contact mowing contractors to have the mowing done in late June. Either a letter or signs posted at the entrances to the subdivision will be used to warn property owners before mowing takes place.

A tentative date of July 11 was set for the second annual Yard Sale and Barbecue. The date for this and the next board meeting will be finalized soon by board members.

The board discussed the purchase of several signs to place at the entrances to the subdivision to notify residents of board meetings and events such as the yard sale and mowing of vacant lots. Carrie Kleckler will obtain more detailed information and prices for the signs. A motion was made by Jo Webster and seconded by Carrie Kleckler to approve the purchase of the signs.

A motion was made by Jo Webster and seconded by Richard Bush to approve board members Pete Leavitt, Carrie Kleckler and Jo Webster as signers on the Sagewood HOA account at First National Bank of the Rockies, with the stipulation that there be two signatures required on every check. Lori Gilmour will remain a signer on the account.

There was some discussion about the possibility of using some of the open space adjoining the subdivision for a park. Richard Bush will address this idea at the next town board meeting.

Adjournment

The meeting was adjourned at 12:00 p.m.

Respectfully submitted,
Carrie Kleckler, Secretary/Treasurer