

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

**MINUTES OF MEETING OF BOARD OF DIRECTORS
May 22, 2010**

Call to Order and Proof of Meeting Notice

The meeting of the Board of Directors of the Sagewood Property Owners Association was called to order by President Pete Leavitt at 10:12 a.m. in the board room 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 owner Ben Chaney (#7); also present was Tom Hallin, representing Western Slope Management, Inc.

Notice of meeting was sent April 30, 2010.

Minutes of Preceding Board Meeting and Financial Report

There are still no minutes from the August 8 meeting. A motion was made by Jo and seconded by Carrie to approve the minutes of the October 27 meeting of the Board of Directors; motion carried.

A motion was made by Jo and seconded by Carrie to reelect board members Pete Leavitt, Jo Webster and Carrie Kleckler. Motion carried.

Tom reported that the IRS and the state of Colorado are requiring the HOA to formally designate reserve funds for specific purposes. A motion was made by Jo and seconded by Carrie to designate \$30,000 of the reserve funds to building a playground and \$20,000 to purchasing signage. Motion carried.

A motion was made by Carrie and seconded by Jo to approve the draft of Rules for Maintenance of the Reserve Fund subject to final approval at the next board meeting. Motion carried.

A motion was made by Jo and seconded by Carrie to receive the financial report; motion carried.

Architectural Committee Report

Jo reported that there have been no new applications for building. Jo requested an updated list of owners and renters from Tom.

Old Business

There was discussion of lot owners still in violation of covenants; the main concerns are continuing problems with weeds and barking dogs. Complaints about pets were previously referred to the town for enforcement of town noise ordinances; Tom pointed out that the SPOA can enforce covenants about pets by imposing fines on property owners. The Hayden Police Department could be asked to mediate in cases of animal complaints, as they have done with the neighboring Golden Knolls subdivision. Board members agreed to send a reminder letter to property owners about covenants concerning animals.

Carrie reported on a conversation with Town Manager Russ Martin, who suggested presenting a proposal to the town's Parks and Rec board about building a playground on the adjoining open space. Ben Chaney reported that Larry Pederson has been researching playground equipment and has so far found it to be very costly; Ben suggested starting small with a modular system that could be added onto

in the future. Board members discussed starting this year with a footing, shade structure, small play structure and picnic tables. Ben will have Larry contact Pete about putting together a plot plan and price estimates for playground equipment for the next board meeting in June.

Jo updated the board about tree purchases: 28 lot owners have claimed their free tree and 22 have not. All owners have paid dues, so those who have not used their voucher still can this year. The feed store is requesting that this be done by mid July. A reminder will be added to the letter to property owners. Board members will need to make sure that all the money designated for trees is spent by property owners.

New Business

Pete has contacted Jim Ayers, who is willing to do the mowing of vacant lots again this summer. Vacant lots were mowed last year on July 7, which was the earliest it could be done because of the rainy weather in June. Carrie reported that the town will require it to be done sooner, and to be done at least once more in July or August. Board members set a tentative date of June 15 for mowing of vacant lots.

A date was set for the annual Sagewood yard sale and barbecue for September 11. We will use Honeysuckle Court again, and consider renting a canopy, and having it catered.

A verbal request has been received from a homeowner to put up “slow, children playing” signs. A request will be made to the town for this, and a reminder about speeding will be added to the letter to property owners. Residents will be encouraged to write down the license plate numbers of repeat offenders and report them to board members or to police.

June 26 was set for the next meeting.

Adjournment

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

Respectfully submitted,
Carrie Kleckler, Secretary/Treasurer