

SAGEWOOD PROPERTY OWNERS ASSOCIATION, INC.
HAYDEN, COLORADO

MINUTES OF ANNUAL MEETING
October 28, 2010

Call to Order, Determination of Quorum and Certification of Proxies

The annual meeting of the Sagewood Property Owners Association was called to order by President Pete Leavitt at 7:39 p.m. at the Hayden Public Library in Hayden, Colorado.

Those present were board members Pete Leavitt, Jo Webster and Carrie Kleckler; also present was Tom Hallin, representing Western Slope Property Management, Inc.

Proxies for nine lots were certified; lot numbers 56 and 57 were represented by Jo Webster, lots 43 and 48 were represented by Carrie Kleckler, and lots 5, 24, 46, 53 and 65 were represented by Pete Leavitt.

A quorum was established.

Proof of Notice of Meeting

Notice of meeting was sent October 14, 2010.

Minutes of Preceding Board Meeting, Financial Report and Budget

A motion was made by Jo and seconded by Carrie to approve the minutes of the October 24, 2009 annual meeting; motion carried.

A motion was made by Jo and seconded by Carrie to receive the financial report and approve the budget for the financial year ending September 30, 2011; motion carried.

A motion was made by Jo to transfer \$692.08 to the capital reserve fund, seconded by Carrie; motion carried.

Election of Directors

A motion was made by Jo and seconded by Carrie to reelect Pete Leavitt as a Director of the Sagewood Property Owners Association. Motion carried.

Unfinished Business; New Business

The playground project was discussed. Carrie will follow up with Kathy Hockin to see where the proposal stands with the Parks and Rec Board. Board members agreed that the playground should include: steel swing set with two bays, including one toddler swing and three regular swings; a picnic table; a bench; a shade structure and/or trees.

Jo reported that SPOA has a credit remaining with Yampa Valley Feeds, which could be used for the playground project or toward credits for homeowners next summer for landscaping improvement.

There was some discussion about how to increase attendance at meetings, including door prizes or raffle tickets for credit at Yampa Valley Feeds.

A letter from property owner Kevin Kleckler (lots 19 and 45) was read, which suggested abolishing the Sagewood HOA due to lack of participation on the part of property owners and

lack of follow-through with enforcement of covenants on the part of the Board. There was some discussion about abolishing the SPOA; Board members agreed that this would not be in the best interest of property owners because it would then be up to the town to enforce weed control and other town ordinances; the town would not enforce covenants, and property values would eventually suffer. Board members felt that the SPOA has done a lot to help people in Sagewood to get to know each other and build a sense of community, even if events haven't been that well attended, and the playground project will improve the neighborhood and property values.

Board members felt that personal time constraints were impacting their ability to follow through with consistent covenant enforcement. Tom Hallin pointed out that covenant enforcement can be done by a committee, but this would require more property owners' participation.

There was also discussion about recruiting new Board members, including the possibility of compensation for Board members. Jo asked Tom to look into this possibility.

Adjournment

A motion was made by Jo and seconded by Carrie to adjourn the meeting at 9:03 p.m. Motion carried.

Respectfully submitted,

Carrie Kleckler, Secretary/Treasurer