

**Present**

Officers & Directors: Kevin Kleckler (lots 19 & 45), Larry Pederson (lots 01 & 30), Vickie Messing  
Owners: Frank Dolman (lot 07), Aaron & Kim Reimer (lot 15), Susan Siggson (lot 37), Lee Wolford (lot 43), Tim Scopac & Amy Pike (lot 60), Jim Messing (lots 53 & 65)

Three (3) proxies were certified: Theresa Brandi (lot 2), Tori Suchor (lot 22), Timmie Sue Reed (lot 41)

With a total of 14 lots represented, a quorum was established.

**NOTE:** A big THANK YOU to those who were courteous and cared enough to attend the meeting or send in their proxy so we could officially conduct business!

Proof of meeting notice: Agenda sent November 6, 2014.

President Kevin Kleckler called the meeting to order at 10:00am at the Hayden Public Library.

Minutes of the preceding Board Meeting (07/08/14) were read by Vickie Messing. Motion to approve by Larry Pederson; second by Jim Messing. Motion carried.

**Financial Report**

The Proposed Budget for the year ending September 30, 2015, was reviewed. A motion was made by Larry Pederson; seconded by Amy Pike, to reduce budgeted expenses for Postage & Mailing (from \$400 to \$200) and Other (from \$650 to \$325) by one-half respectively. Budget was approved as amended.

As of October 31, 2014, we have a checking account balance of \$2,719.40, and total capital assets of \$25,280.94. Aged payables total \$1,087.95 (due Western Slope Mgmt); aged receivables total \$3,222.52 (past due property owners' dues). Financial Report was not approved.

**Election of Directors**

A motion was made by Jim Messing and seconded by Lee Wolford to nominate and approve Kevin Kleckler, Larry Pederson and Vickie Messing as Directors of the Sagewood Property Owners Association. Motion carried.

**Discussion Topics**

- Hiring someone locally to work with Western Slope Management: Hiring and paying an additional person was met with negative responses; however, working with someone more local had a positive reception. Frank Dolman commented that we need a *situational analysis* to present to any new company. Kevin made a motion to contact local HOA management companies for quotes; seconded by Jim Messing. Motion carried. Larry Pederson will follow up with this.
- HOA Members Not in Compliance: Our Rules & Regulations do have a Schedule of Fines (*Section 3.0 Fines, B.*). However, the Covenant Laws must be enforced before fines can be issued. This brought up the discussion again of the proposed change (of 11/2011) regarding parking of RV and/or commercial vehicles. In an effort to educate owners of this change, it will be mailed out to all members with a deadline of January 31, 2015, for feedback. The proposed amendment requires 75% of members in favor (*Section VIII.8.06[a]*) to adopt the change. Either with or without the proposed change, the Covenant Laws will be enforced beginning June 1, 2015.
- Vacant Lot Mowing: Everyone was in agreement with the schedule to mow vacant lots twice annually, the third week of June and the second week of August.

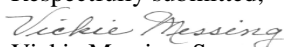
**Other**

- 1) Vacant Houses: Kevin reported 321 & 338 Honeysuckle are currently owned by the same bank. There is a need to watch all of these vacant houses for vandalism.
- 2) Lot Owners in Arrears: *Section III. Assessments and Budgets, 3.03 Procedures for Payment*, states, "...All interest, late charges and collection costs shall be Default Assessments against delinquent Owners(s) and such Owners' Lot(s)." Those present agreed to the suggestion of placing a lien on the property of those in arrears.
- 3) Lot Owner's Questions: Vickie requested answers to an email from Barbara Kebodeaux/lot 29:
  - a) Are all vacant lots sold to individuals? YES
  - b) Regarding surveying the land for minerals, gas, etc.; Does this still have a presence in the neighborhood? YES
  - c) Are the Covenants/Rules and Regulations posted on the internet? YES [www.sagewoodsubdivision.com](http://www.sagewoodsubdivision.com)

No date was set for the next meeting.

Frank Dolman made a motion to adjourn; second by Larry Pederson. Meeting adjourned at 11:40am.

Respectfully submitted,

  
Vickie Messing, Secretary/Treasurer