

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

**MINUTES OF MEETING OF BOARD OF DIRECTORS
June 5, 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 10:03 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 owner Larry Pederson (Lots 1 and 30).

Minutes of Previous Meeting and Approval of Financial Reports

There were no minutes or financial reports.

Architectural Committee Report

Jo Webster reported that the owner of lot 51 has submitted plans for a stick-built house with the driveway connecting to Starlight Lane, the road that connects the Sagewood and Lake Villages subdivisions. Jo requested and received a letter from the Town of Hayden stating that the owner has permission to put his driveway there, although it is still unclear who will be responsible for snow removal on Starlight Lane, since the town did not plow it last winter.

Unfinished Business

Board Members discussed properties that are continuing to be in violation of landscaping covenants. Lots 19, 21 and 45 appear to be in the process of landscaping. Lots 31 and 32 will need to have a letter sent to the owners to remind them of the landscaping covenants, since there is no apparent progress toward any landscaping on these properties.

The property at 304 Honeysuckle (lot 10) was also discussed. There has been some improvement on the property. Board members agreed to approach the Town of Hayden for help in enforcing town code violations concerning erosion and animal control.

Pete is in contact with prospective contractors to mow the vacant lots. This will take place at the beginning of July.

The second annual yard sale and barbecue has been set for June 27. Carrie will get fliers made and Jo will take care of the advertising. Larry Pederson volunteered use of his tables and grill.

Jo agreed to call Russ Martin, Hayden Town Manager, about the possibility of putting picnic tables, benches and a swingset on the open space adjoining Sagewood.

New Business

Jo suggested that the HOA could buy each property owner a tree to beautify their property and the subdivision. Board members agreed that this was a great idea, and Jo volunteered to research and

organize this project. A motion was made by Larry Pederson and seconded by Jo Webster to spend up to \$5000 from the reserve to purchase the trees. Motion carried.

Adjournment

The meeting was adjourned at 11:25 a.m.

Respectfully submitted,
Carrie Kleckler, Secretary/Treasurer