

SAGEWOOD PROPERTY OWNERS ASSOCIATION, INC.
HAYDEN, COLORADO

MINUTES OF MEETING OF BOARD OF DIRECTORS
July 30, 2011

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 10:07 a.m. at the First National Bank of the Rockies in Hayden, Colorado.

Those present were Board members Pete Leavitt and Carrie Kleckler; also present were: Sansa Allee (Lot 58), Neil and Susan Siggson (Lot 37), Sue Reed (Lot 41), Amy Pederson (Lots 1 and 30) and Lee Wolford (Lot 43). Lori Gilmour and Tom Hallin, representing Western Slope Property Management, Inc., were also present briefly via teleconference.

Meeting notice was sent July 15, 2011.

Minutes of Preceding Board Meeting

A motion was made by Sue Reed and seconded by Sansa Allee to approve the minutes of the May 7 meeting of the Board of Directors; motion carried.

Financial Report

A motion was made by Sue Reed and seconded by Sansa Allee to approve the Balance Sheet dated April 30, 2011. Motion carried.

Architectural Committee Report

There was no Architectural Committee report.

Old Business

There was discussion about property owners in violation of covenants: Lot 10, general nuisance and maintenance of lot; Carrie will stop by and talk with the owners. Lot 63, driveway needs to be paved; Carrie will contact owner. Lot 52, abandoned vehicle, trailer, landscaping issues; Jerry Reed will talk with the owner.

The date for the second mowing was set for the week of the 17th of August. Pete will follow up with the owner of Lot 6 to see if he wants his lot mowed. Pete will also contact Ed Corriveau about Lot 51, which has not been mowed by the owner or cleared of all debris, despite multiple contacts with the owner.

Sansa Allee volunteered to look at next steps for the playground project, including: site plan, equipment, drainage, and surface material.

New Business

There was a lengthy discussion about the rules concerning parking of recreational vehicles. It was explained to property owners present that the current rule is restrictive, and Board members hope to revise the rule to make it more realistic and reflective of the lifestyles of property owners while still maintaining property values. Carrie presented Vickie Messing's findings concerning other HOA's and the Town of Hayden's rules about parking of RV's. She also presented Vickie's draft proposal of changes. Those present agreed on the following proposed changes: removing the restrictions that RV's and trailers may not be parked "nearer to any street than the front building line," or for more than seven days at a time. Those present also agreed that placing seasonal requirements and limitations on number (no more than 2 RV's or trailers per lot at any given time) and size (no RV's or trailers longer than 25' in length) was a

reasonable compromise. It was also agreed that a line should be added to the covenant stating that property owners can apply to the Board for an exemption from the rules to maintain some flexibility for special situations. A draft of the proposed changes will be sent to all property owners for their review prior to the Annual Meeting, at which time the changes must be approved by 75% of all property owners.

Sue Reed is soliciting bids for catering for the annual barbecue, which was set for September 17.

New Board members will be elected at the annual meeting.

Adjournment

The meeting was adjourned at 11:58 a.m.

Respectfully submitted,

Carrie Kleckler, Secretary/Treasurer