



# Property Owners Association Board of Directors

## Meeting Notes Board of Directors Meeting, April 28, 2004

These meeting notes take the form of italicized additions to the agenda for the meeting which was held at the Jackson residence, and which began at 5:41 PM. Board members Peter Morris (PM), Jeff Steele, Mike Magliocchetti (Mags) and Ward Jackson (wyj) were in attendance. After the adjournment of the official meeting, the Board made an on-site inspection of the pump house where the decision indicated in the notes was voted.

- **Opening, Agenda Approval**

- Approval of Meeting Minutes of the April 21 Board of Directors meeting. *On a motion made by Mags and seconded by PM the notes were unanimously approved as written.*

- Alternate order due to pressing business

- **Treasurers Report (abbreviated)**

- New residents: Old McVaney home, old Butterwick home  
*Wyj will E-mail Andrea in Mags' office to get the above information.*

- Cash on hand

*Mags provided verbal and written information indicating the Association currently has \$27,500.00 in its accounts. Some bills for the winter have not been as high as budgeted (plowing, etc.) There are no outstanding bills at this time.*

- Dues report – delinquencies?

*Mags indicated that we still have approximately \$6,000.00 outstanding in dues payments. Only one resident has paid nothing for the year- Kevin Ward. As was the case last year, we expect this is an oversight on Kevin's part. Jarski will be charged full dues rate pro rated on a monthly basis when the CO is issued. PM will chat with Kevin Ward about dues when he talks with him regarding other issues.*

*On a motion from PM and seconded by wyj, the treasurers report was unanimously accepted.*

- **Architectural Review Matters – Immediate Projects**

- Jarski residence: review letter to them

*The letter was not finished; it will be E-mailed to members for approval before being sent.*

- Steig residence progress

- Screening; dumpster; failure to complete

*Short discussion ensued about these and other issues related to the property. PM wanted the lack of "down lighting" to be addressed. Wjy wanted to be courteous in our approach to Lucky, but indicated that the overall construction has long since passed time requirements of the Covenants. We are still awaiting a plan for the "natural screening" required by the Covenants. Jeff Steele volunteered to have a chat with Lucky to see what the status of these issues is.*

- **Roads Report**

- review letter to Hirschfelds

*Letter to the Hirschfelds is not yet ready. It will be sent within the next week.*

- **"Old Business" Updates**

- plan for community water infrastructure - study for engineering  
*Jeff Steele has contacted a couple of engineering firms in preparation for engaging one of them to complete a full engineering study of the layout for new community water infrastructure. He has been advised that the community might be well served to wait until we are closer to planned construction to have the study completed. The Board indicated that this information could be provided to the Annual Meeting, with our recommendation that we concur in waiting until the project is imminent.*

*The Board affirmed the action taken at last Annual Meeting approving the intent to begin setting aside funds to be placed toward the eventual infrastructure replacement. There was discussion remembering the various positions set forth in the Annual Meeting. The Board asked wjy to look up the details of those motions regarding the setting aside of the monies for future infrastructure replacement. In addition, wjy will craft language setting up a formal fund to which these "saved" monies can be applied. Such a motion will be brought to the next Annual Meeting.*

- Architectural Review process

- Comments regarding first draft/process

*Board members agreed with the intent and the wording of the Architectural Review Process as set forth in documents made available at the April 21 meeting. Audrey has not yet been consulted on the draft. [On April 30, 2004, Audrey indicated she has no objections to instituting the wording as set forth in the draft.]*

- How to reconstitute committee?

*Wjy will get with Audrey in the very near future to discuss the reformation of the committee to a smaller group. Discussion took place regarding how to thank existing Architectural Review Committee members for their service, and let them know of the re-formation of the committee. Audrey and wjy will work on this, and the Board will be provided a draft before it goes to the existing members. The Annual Meeting will be asked to approve the new committee.*

- **Quality of Life Issues**

- outside lights burning all night

*There are complaints from community members regarding outdoor lights being illuminated for extended periods of time in relation to the following properties: Lariat Loop Partnership, Andrews, Bailey, Steig, and the new owners of the*

*Butterwick home. Lights burning all night include the Lariat Loop Partnership, Steig, Russell, and the new Butterwick owners. The Board agreed to include a general encouragement against these practices in a community newsletter.*

- failure to comply action??

*The Board will deal with this issue, if necessary, after noting whether a general encouragement, followed by letters to offenders, works.*

- trash receptacles left out for days

*This will be included in the community newsletter.*

- dumpsters in place beyond approved limits

*This is one specific case at this time. Jeff will address this issue among others when he talks to Lucky.*

- Outside watering restrictions affirmed for Spring/Summer 2004

- Approval of Restrictions

*The Board approved the use of the same restrictions as last year. (The concern regarding pond evaporation was removed after the homeowner explanation was received.) The watering policy will be included with other issues in the newsletter.*

- Letter to Homeowners

- New address
- Dues Reminder
- Lighting
- Dumpsters, general appearance, trash containers
- Watering Restrictions
- Architectural Review

*This letter will be composed soon, and will contain all of the above items, except the dumpster issue. The letter will be mailed the first week of May, and will be followed in approximately 3 weeks by the official notice of the Annual Meeting.*

*The Board wanted also to address the issue of horses on the roadway – especially since the horses now come from a non-property owner. There appeared to be two objections: the hooves disturb the roadway when it is soft, and the droppings are offensive to some. The Board did not favor restricting the horses on our roadway unless we see continuing damage from the hooves. Wyj is to call the ranch manager with a reminder. In the same call, wyj will ask if it is OK if the community changes out the “No Parking” signs currently in use on the “S Curves” – Ranch property. It would be very easy to plant new ones while Snake River Excavating is doing other work in the community (Steele’s).*

*There was a concern raised about dogs barking all day long in the community. As two parties involved were in attendance, the issue was taken “off line”.*

- **Work projects?**

- Paint bridge ?

*PM will touch up the scraped paint on the bridge. There was discussion about replacing some of the superstructure (rails) on the bridge. It was decided to wait until after the bulk of construction (Road work; Jarski, etc.) is completed in the community before assessing the need to replace some/all of the wood. Ed*

*McVaney will be consulted about replacement/repair of the wooden parts of the bridge.*

- Re-paint sign posts ?  
*Mags will take charge of getting this done. He will seek help as necessary.*

- Flush hydrants ?

*It was agreed that the hydrants need to be “gently” flushed. We do not want to shock the water delivery system. Wyy will seek help with this task when the weather warms more.*

- Put up new “No Parking” signs ?

*Wyy will call the ranch manager (whoever that is now?) and try to get their assistance/permission to get “our” parking signs planted. Will try to get that done right away (while construction equipment is available in the community).*

- New doors, locks for pump house ?

*Observation of the doors (after the formal part of the meeting) revealed that the deterioration of the door is not just cosmetic. The locking mechanism is about to come out of the door. A new lock, with locking bars typical of a usual garage door will vastly improve security. A Medeco or other high quality lock will further improve security of the door and the water tanks themselves. Jeff has a contact for both the door and the locks. The Board voted to replace the door with a new one for improved security and improved visual effects.*

- **New Business**

- New stationary, envelopes (with new address)

*The Board approved the printing of 1000 new community envelopes. Mags has a printer who is good and economical. The new envelopes will bear the Sage Creek logo and the new mailing address.*

*An additional agenda item regarding the location of the Annual Meeting was added. Kevin Ward had volunteered his residence for the 2004 meeting, but had stated he had to check with his wife. Peter Morris will check with Kevin to see if those arrangements are still good.*

- **Adjournment**

- Schedule for next meeting

*No immediate need for an additional meeting was identified. Jeff will be out of town from June 5-19. Tentative date for next meeting will be in the first week of June, 2004. Wyy will send notification.*

*The meeting was adjourned at 6:54 PM. [The Board went to the pump house to observe the pump house door. That was the only issue dealt with at that meeting of approximately 7 minutes. Details above.]*