



## Property Owners Association Board of Directors

### Meeting, March 1, 2006 Meeting Minutes

*A meeting of the Board of Directors of the Sage Creek Canyon Property Owners Association was held on Wednesday, March 1, 2006 at the Jackson residence. Directors Magliocchetti, Steele, and Jackson were present. Tom Massaro was unexpectedly delayed at work, and was unable to attend the meeting. The meeting was called to order at 5:48 PM.*

*The minutes of that meeting are italicized additions to the proposed agenda for that meeting, and are listed below.*

- **Opening, Agenda Approval**

- Additions, corrections, etc.

*The minutes of the previous meeting were reviewed and accepted as submitted. Mags provided a financial statement for the last quarter, and indicated that because the second installment of the dues were incoming, he would likely move some funds into the reserve account. The Steig's still have not produced a cancelled check indicating payment of dues outstanding, and those monies are still in arrears.*

- **Pump House Matters**

- Tom McClelland scheduled to appear before Board.
- Culligan – Pinnacle ceased providing service on Jan 31, 2006.
  - Tom McClelland has continued service w/o a break.
- Consider continuing service through McClelland as a stand-alone company.
  - Insurance
  - Contract

*Tom McClelland did not appear before the Board as had been expected, and was unable to be reached by telephone. Ward attempted to provide the Board with background on the switch from Pinnacle/Culligan Water Group to Tom's new company for the ongoing care of our pump house and water supply. Some concerns were raised about insurance and liability matters. There was a specific concern voiced regarding possible negligence, and who would pay in such a case. Ward stated that Tom had continued to care for the pump house absent a contract because it was the "right thing to do". In addition, all the certifications and state licenses previously exhibited to the Board were those for Tom – as an individual – not for any company. Those certifications and licenses are still in force. In addition, Tom is now acquiring the appropriate insurance, and state business permits to be able to continue to service our community*

and others as his own private company. Ward indicated he would get with Tom and pull together the necessary documents to satisfy the concerns of the Board.

- **Old Business**

- **SB 100 Policies.**

- Acrobat (basic) will cost \$300-400.
  - Only benefit likely to be for this activity only.
- Ward considering crafting them from scratch.

*Ward stated that he had looked for a good price on the Acrobat software and found that it was going to cost the POA between \$250 and \$400 to buy a copy. He was only aware of the one application (SB 100) for which the POA needed the software. Ward suggested that he begin to attempt to enter the information by hand, to determine if that was feasible. If it is feasible, then those monies could be saved. The Board indicated there was not any particular need for haste in this matter, and Ward should go through with his plan.*

- **Letters.**

- Summit Planning Commission not out yet.
  - Expect out by 3/15/06.
- Fatora not out yet.
  - Expect out by 3/4/06.

*The Board was OK with the proposed time schedule for getting the letters out.*

- **ARC Matters**

- Communications with Tippins.
- WYJ to call meeting of ARC for “re-grouping”.
  - Peter Siegel, Bill Pollock, Jerry Miller.

*The Board agreed with the proposed meeting as suggested by Ward.*

- “Builders Bond” discussion.

*The Board reviewed the document entitled “Sage Creek Canyon Performance Fee”, which had been before the Board previously, and had been adjusted after that discussion.*

*In addition, Ward set before the Board a copy of the minutes of the Board meeting from May 30, 1998. In that meeting, it appears that a “Roads Fee” was adopted. That fee would be non-refundable, and would be assessed any homeowner conducting a remodel. That fee would be \$350 per 1,000 square feet of the remodel. It was unclear from the notes whether the matter was voted on.*

*In general terms, it is clear that the Board is desirous of protecting the community from the inevitable damage that occurs to community infrastructure during the building of a new home or the remodel of an existing one. Inasmuch as it was not clear if the “Roads Fee” from 1998 was ever voted on or adopted, the Board will not consider it. There seemed to be general support for the “Performance Fee” as set forth.*

*The Board had a question about liability, and possible insurance coverage. What does our insurance cover? Do we want a claim on our insurance for these kinds of matters? What kind of insurance should we require a builder or a remodeler (actually the homeowner) to hold? Would our community insurance cover damage to community interests not physically on common ground – specifically, the well and well line to the pump house?*

*In considering the possible ways of protecting the community, various Board members held these positions: Jeff would like to see a simple document to protect the community; Mike generally favors the more comprehensive "Performance Fee"; Ward likes the "Performance Fee" but thinks we may want to also charge a one time "Roads Fee" type of thing. The more comprehensive option would entail more "administration". Setting a one time, non-refundable fee would be more simple.*

*The Board requested that Ward check with our insurance agent, George Osbourne, to get the answers to some of our questions before we move ahead with this matter. While chatting with George, Ward should inquire about the kind of insurance our water purification company ought to hold.*

- **New Business.**

- Board sent flowers to family from "lil Flower Shoppe"
  - \$117.00. WYJ credit card.
  - **Board action already provided via telephone during week of 2/21/06.**

- Suggestion of \$200 donation to Hospice in name of Peter Morris.

*The Board unanimously approved sending a check to Lutheran Hospice in the name of Peter Morris and from the community as a whole.*

- Information: Apparently a police agency was recently parking on bridge to run radar. Blocked Cameron Pollock entrance briefly.

*Inasmuch as this information was second hand, no action will be taken until more details are available.*

- **Adjournment and Next Meeting.**

- Suggest Wednesday, April 5, 2006.

*There appear to be conflicts regarding a possible meeting on the week of April 5. It was suggested that Ward set a meeting on the week of April 15. Therefore,*

**Next Meeting: Wednesday April 19, 2006  
5:30 PM, Jackson Residence.**

*The meeting was adjourned at 6:35 PM.*