



Property Owners Association

Official Meeting Notes Annual Meeting August 7, 2010

The Annual Meeting of the Sage Creek Canyon Property Owners Association was held on Saturday, August 7, 2009 at the Tippins home on Sage Creek Canyon Drive in the Sage Creek Canyon community. The meeting was called to order at 9:10 am by Board of Directors president Ward Jackson. A “Meeting Packet” containing pertinent materials for the meeting, including the proposed meeting agenda, notes from the 2009 Annual Meeting, a community address list, and the proposed FY 2011 financial budget, was distributed to all in attendance.

Ward introduced the present Board of Directors: Mike Magliocchetti, Jeff Steele, Tom Massaro, and himself. (Both Tom and Jeff were unable to personally attend the meeting due to scheduling conflicts.) Ward expressed thanks to Mr. and Mrs. Tippins for hosting the meeting. All persons in attendance signed an attendance sheet. The total of proxies and family units in attendance totaled 23, representing a quorum. In speaking of community members, it was noted that the Swishers were now living in Denver, and their home in Sage Creek Canyon is currently on the market.

Proof that the official meeting notice had been mailed on June 6, 2010 was accepted by the body. (As noted above, a copy of that notice was included in the meeting packet.) The official meeting minutes of the 2009 Annual Meeting had previously been mailed to property owners, were posted on the community web site, and were included in the meeting packet. Additions and/or corrections were solicited, and none were forthcoming. By consensus, the 2009 meeting minutes were accepted as originally prepared.

The Board president provided the report on the “State of the Community”. The largest portion of the report dealt with issues surrounding the operation of the municipal water system in and for the community. The state required water quality report has been sent to all in the community by both United States Postal Service and also by electronic means. The pump in well #1 – the primary well for the community – has been in service long past the expected life for the unit, and the Board will be having the pump replaced soon.

Ward shared with the meeting that there continues to be excessive use of community water resources. Residents have noted that a few in the community use exterior water at their home, with disregard for the community water policy. Ward noted that the community water

policy has been the same for many years, and has been codified in the community documents. Continued excessive use of water beyond the scope of community regulations could cause the community to be in violation of formal agreements with the State of Colorado. If the community cannot voluntarily exhibit reasonable control over the exterior use of water, the Board will have to consider other, less voluntary, encouragements. The Board would rather not have to consider requiring the installation and use of a metering system for each household. Meeting attendees noted, as they have in previous years, that our dues structure truly means that all members of the community are getting a “really good deal” on the cost for fresh water supply.

The structure that used to cover the secondary well (near the roadway in front of the Russell home) has been torn down, and the spoils have been removed from the community. The curb stop project is nearly complete - all properties in the community, except one, have identified where the existing curb stop is located, or, have had a new curb stop installed. Ward noted that the next step for property owners is to clearly locate where those curb stops are located, and to mark that location so that they may be located in deep snow conditions.

The work has been completed on the reclamation of the pond near the entrance to the community. Many in the group commented on how nicely the work turned out. Ward noted that during the planned reclamation, it was determined that the culvert running north to south under the roadway (and feeding the pond) was aged, had collapsed, and filled with dirt. The Board authorized the contractor to include replacement of the culvert in the scope of work for the pond project. The slight dip in the roadway (at the time of the meeting) will be corrected in the near future as the road base compacts, and is re-graded. There were positive comments from the meeting about the snow berm, which had been created from the spoils of the work at the pond. Ward indicated that the Board had deemed professional re-vegetation of that berm to be too expensive. The community is welcome to plant wildflowers on the new berm as they desire. The Board considers it unfeasible to provide water to the new berm.

Mike Magliocchetti advised that paperwork from a professional landscape firm had been left on his doorstep the evening before the Annual Meeting. The paperwork included an analysis of the new pond, and the possible need to have aeration so that the pond might better support continuing aquatic life. There were financial figures attached to the analysis. There was some discussion about the pro's and con's of spending money to provide that addition to the pond. Some noted they enjoyed fishing at the pond. Some noted that aerating the pond would negate the ability to enjoy winter ice sporting activities. It was noted that installation of aeration and other “extras” had been rejected by previous Annual Meetings. Scott Carver noted that, if it was decided to move ahead with the idea, he would offer to allow the community to draw electric current from his property (for a fee). The group came to no consensus on this idea. Mike offered to find additional information on this, and to get back to the Board.

The apparent success of the “Beetle Kill” program was noted. Ward provided the Board perspective that included some professional advice that perhaps the immediate damage from the pine bark beetle had passed, and the majority of the beetle population has moved to other areas – areas that might be “richer” for feeding. The Board invited the Annual Meeting to decide whether or not they desired the continuance of the program. Some wondered what the significance of the various colored dots on the trees was. Over the years of the project, the

arborist, and the tree specialists, have used various colors to identify diseased and/or sprayed trees. After some discussion, the group advised they would like to have the “Beetle Kill” program continued for at least one more year, and to be administered as in the past.

Architectural Review issues: The Craig family had previously sought and received Board authority to have some landscape work done in the back of their property to accommodate children’s play equipment. They will now be adding a structure to hold a vintage ski lift chair. The Jackson’s will be having their drive re-contoured and re-surfaced with road base by Bob Wheeler.

In previous Annual Meetings much of the official meeting time had been occupied with discussion about the possibility of an XCEL Substation being located in immediate proximity to our community. Ward reported that there has been little news from XCEL regarding the substation – in any location. XCEL has been virtually silent in this regard. Ward noted that he, and other Board members, had been invited to represent our community at two closed meetings hosted by XCEL at the Dailey Ranch. At least two members of the Board attended the meetings. At the meetings, XCEL provided a brief history of the long process of attempting to meet the need for a new substation to serve the northern part of the Summit County community. They noted their recent attempts to inform the public had not gone well, and they will try a different approach in the future. At the time of that meeting, the “prime” site for a new substation was just to the east of SR 9, north of Sage Creek Canyon. They emphasized that no official site has been chosen, and, at that time, they did not own the property in question. XCEL representatives were quick to point out that no site has been chosen, and none of the previous sites had been removed from consideration.

Clark Griffith provided an update on the condition of the community roadways. New community signage is being installed. The traditional mid-summer road reconditioning is on “hold”, while our contractor, Bob Wheeler, attempts to find a source for reasonably priced recycled asphalt. If he is able to find a source, the community will provide a new surface for many of our roadways. If the cost remains prohibitive, then the roadways will be reconditioned without a great use of recycled asphalt. It is expected that the road work will be accomplished in the September time frame.

The community agreed with Clark’s assessment that the plowing contractor had done a fine job the previous winter. After the expression of great frustration concerning community residents who habitually speed on our roadways, the group affirmed the installation of speed suppression devices to slow dangerous drivers. Ward noted that additional signage encouraging adherence to the speed limit would be installed.

Mike Magliocchetti presented the financial report for 2010. A copy of the report was in the meeting package. After providing the answers to a few questions, the report was accepted without amendment. The motion for acceptance was made by Steven Craig; the motion was seconded by Rick Pott. The motion passed with a unanimous vote from the attendees.

Mike then provided the attendees with an overview of the proposed 2011 FY budget. Mike provided explanation of the hard copy of the budget which was in the meeting packet. The

Board proposes that the annual dues be static at \$ 1,500.00 per year. There was some discussion of automatic payment of dues. Mike clarified that Key to the Rockies (which administers financial matters for Sage Creek Canyon) will accept most any method of payment for the dues. However, neither Sage Creek Canyon, nor Key to the Rockies, will initiate the withdrawal of funds from a property owner's account for dues payment. Electronic payments will be accepted, but the payment of dues must be authorized by the property owner. A motion was made to accept the community budget for 2011 by Buck Tippins; that motion was seconded by Gerald Miller. The motion was unanimously approved.

It was noted that the Annual Meeting has been traditionally scheduled for the first Saturday in August of each year. Predicated by the 2010 scheduling conflicts for two Board members (as well as similar conflicts for other association members), the question of timing for the Annual Meeting was raised. There was considerable discussion of moving the date for the meeting (probably to a time when school is in session). There followed many ideas, and little consensus. One important factor noted was that the meeting needs to be held prior to the beginning of a new fiscal year for the accounting in the community finances. The discussion then led to the possibility of altering the current timing of the fiscal year. Mike stated that having the community finances operate on the calendar year would be somewhat easier for accounting. After much discussion, the members agreed by consensus that the timing of both the fiscal year, and the Annual Meeting would be left to the Board of Directors.

At the point in the agenda set aside for election of Board members, Ward turned the facilitation of the meeting over to Clark Griffith. After some discussion, a motion was offered by Gerry Miller and seconded by Lucky Steig that the current Board members be elected for an additional one year term. The vote of approval was unanimous.

With reference to the location for the possible location for the 2011 Annual meeting, there was a period of silence. There was some apparent hesitancy to volunteer because the date for the meeting still had not been set (see above). Lucky Steig offered her home for the meeting, and the Board promised to get her the proposed date as soon as it was available.

The official business meeting portion of the Annual Meeting of the Sage Creek Canyon Property Owners Association was adjourned at 11:03 am, upon the motion of Alan Hirschfeld, which was seconded by Terry Reitan. The vote to adjourn was unanimous.

Meeting attendees were invited to remain for a short time as Dee Simons had asked for a moment to address the community. Dee noted that it was always nice to get together for the Annual Meeting, and that it was also nice to have opportunities to see one another socially in the community. She stated that she and Peggy Kappy were wondering if there was interest in a group of folks getting together periodically for social meetings, for a reading group, or "whatever". If there was such interest, please contact Dee or Peggy.

Respectfully Submitted,

Ward Jackson