

# **SAGE WOODS HOA BOARD MEETING REVISED MINUTES**

**JULY 27, 2025**

Meeting called to order at 1:05PM

Board Members present:

- Stuart Honeyman
- Francie Peterzen
- Teri Rood
- Holly Lange
- Chris Brophy
- Ryan Roy

President Steve Huillet was unable to attend. He submitted written proxy votes to be voted as instructed by Stuart. See attached.

NOTE: These minutes were not recorded by the board, just put together by my HOA members who attended the meeting.

Others present: see attached Sign in Sheet.

Administrative items:

- Board meeting minutes from the 11/16/2024 meeting were approved during the 5/3/2025 meeting.
- Minutes from the 5/3/2025 meeting were not available and were therefore not approved.
- Financial report was presented by Francie;
  - A budget item for \$1010 was created for the purpose of having the dead/dying Ponderosa pine tree at Tumble Weed Turn and Ponderosa Lane removed. The item was discussed, motioned, seconded and unanimously approved. TreExperts have a contract in place signed by Steve and will remove the tree soon.
- ARC report was presented by Chairman Bob Buchholz. Submissions, approvals and denials were enumerated;

- Dana Luce presented a proposal to add “NFPA – Reducing Wildfire Risks in the Home Ignition Zone” checklist standards to the ARC committee’s criteria for considering applications to the ARC for approval.
- 2025 Sage Woods HOA Board (Board) meeting, the Architectural Review Committee (ARC) proposed two additional sets of standards with which to evaluate future ARC applications
- The first standard has to do with Firewise or National Fire Protection Association (NFPA) home hardening guidelines.
- Both of these documents will be posted on the Sage Woods website under the ARC tab.
- The ARC appreciates everyone's cooperation and support in proactively making an ARC application for improvements on your property. If you ever have a question about when an ARC permit is needed or what qualifies, you can contact us at the following e-mail: [sagewoodsarc@gmail.com](mailto:sagewoodsarc@gmail.com) or check the Sage Woods website, [www.sagewoodshoa.com](http://www.sagewoodshoa.com) which contains the governing CCR's and online ARC application.
- Best regards,
- Bob Buchholz
- Chair, Sage Woods ARC Chair”
- The previously created specifications regarding political signs were discussed, motioned, seconded and approved unanimously. They will be circulated with the above-mentioned information.
- It was discussed that Firewise work has been covered by Steve Huillet and that we have some funds left over from the \$2500 grant for 2025. The tree removal cost will come from these funds. Also discussed that the HOA will need to apply for the 2026 grant by Jan. 2026, but that we need an HOA member who is interested to take over Firewise for 2026. Sending an email out to all HOA members to ask if anyone is interested in leading the Firewise effort was recommended.

#### Action items:

#### Proposal to purchase a laptop computer for the SWHOA;

- Discussion about purchasing a laptop was not voted on.
- Discussion of the road configuration at Sage Woods Lane and Tumble Weed Turn led to a motion, second and unanimous vote of approval to spend \$2500 and engage Tri County Paving LLC to correct the pavement alignment there. A contract signed by Stuart is in place.

- Reviewing ARC rules – see above.
- Filling the currently vacant Secretary position:
  - Discussion of this position and notification of three impending vacancies for '26-'27 was made. No volunteers rose. There will need to be postings on the SWHOA website requesting residents to come forward. Postings shall include job descriptions.

Good of the Order:

Kathy Quick inquired about whether multiple bids had been sought for the tree removal. The answer was NO. Discussion led to the determination/opinion that the TreExperts price was competitive.

Kathy has added Drobox to the ARC website in order to allow non-Google email address users to be able to access the online application feature.

Susan Utterback asked about a potential conflict of interest with a SWHOA member using the SWHOA's lawyer, Bruce Lepore for their IMWC inquiry. She also wanted to ensure HOA funds were not being used for that litigation inquiry. Francie replied that no SWHOA funds have been used for that purpose.

Terry Buchholz announced two Indian Meadow Water Company (IMWC) meeting dates:

- IMWC Regular Meeting on 7/29/2025, 4:00PM at Sisters Library;
- IMWC Annual Meeting 9/6/2025, 10:30AM at Sisters Library.

Mention was made of a possible CC&R infraction which involves the occupancy and use of an RV which is not addressed in the documentation. Stuart shall make contact with the lot owner to discuss the matter.

Meeting adjourned at 3:00.



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