

6/24/2023 The Paddock

SAGE WOODS HOA BOARD MEETING

4:09 pm meeting called to order with the following Board Attendees:

Scott Mateson	Ian Reid
Rod Gunson	Francie Peterzen
Maureen Schmidt	Mimmi Walther
Terri Rood	

Members at large attendees:

Chris Seaward Brophy	Pat Huillet
Stuart Honeyman	Steve Huillet
Dana Luce	Holly Lange
Joan Lacey	Will Lacey
Jennifer Delahunt Britz	Barbara Turner*
Annie Reid	

Motion and second to approve the minutes from the 4/29/23 board meeting. Discussion regarding the fairness of using the 12/2021 date as the starting point for enforcement of the CCRs; that board member felt that was unfair to the neighborhood as other people may have been in noncompliance prior to that point and now those items appeared to be exempted. Discussion that the board could only go back a maximum of 6 years according to our attorney and there are no records on some of these previous improvements. After discussion, the motion was voted on and approved unanimously.

The board asked for volunteers for the position vacated by Francie Peterzen for the remainder of this year (2023) until that term is up. Discussion ensued about what would happen if there were not enough board members to fill the board and fulfil the bylaws. One thought was a property management company may need to come in and run the organization which would likely lead to a large increase in dues. After discussion, Barbara Turner said she would be willing to serve on the board for the remainder of this year's term. Motion to appoint Ms. Turner to the vacant seat was made, seconded, and passed unanimously. Ms. Turner joined the other directors at the board table.

Discussion ensued regarding Pine St road maintenance and increasing cost estimates for repaving. Maureen and Ian both researched easement status on the road and there are no easements—Pine St is a county road with local access status. Scott was going to talk to our attorney about how we could get three non-HOA lots that border Pine St to cost share the repaving costs.

Discussion to appoint a replacement for Stephen Peterzen who resigned from one of the at-large seats of the architectural committee (AC). Kathy Quick volunteered to serve on the AC. Pat Huillet also nominated Steve Huillet. The board moved to have each candidate send the board a short interest statement and the board will appoint an at-large member at the September meeting. The AC will still be able to conduct interest in the interim because only 3 members are required for quorum. Current members are Bob Buchholtz (at large), Terri Rood (director), Rod Gunson (director).

**Ms. Turner was later voted in as a board member.*

Because Bob Buchholtz had a commitment and because there were several outstanding AC applications the board went through and reviewed each of these and voted at the meeting.

The first application was Susan Utterback with a shop, shed, and tree removal. Motion made and seconded to approve AC application. Motion passed with one abstention.

The second application was Lisa and Preston Scott who wants clarity on woodland pallet and tree removal. Application tabled for now.

The third application was Stephen Peterzen with a large juniper tree removal. Motion made and seconded to approve AC application. Motion passed with one abstention.

The next application was Mimi Walther with 5 separate applications: landscape plan, patio/pavers/firepit, fence plan, green house, garden shed. Motion made and seconded to approve all 5 AC applications. Motion passed with one abstention.

Lot 50 application for gazebo. Motion passed to ask for additional info from the applicant regarding county permit and design drawings of the structure. Scott volunteered to contact owner.

Update that FireWise curbside pickup will be happening soon. Contractor will not be opening bags of debris; please have debris to your curb unbagged.

We need volunteers to run for the board. Four positions out of 7 will be up at the end of the year: Barbara Turner, Scott Mattson, Rod Gunson, Ian Reid. A suggestion was made to let owners know what the repercussions may be if nobody runs for the board. Ballots will be mailed out in the next couple months but we need people to let the board know they are interested in running so their names can be added to the ballots.

CCR update: attorney has reviewed for accuracy and the next step is to have notarized and recorded by the county. Scott and Ian will work on this.

Per owner request, Scott will ask county about having a speed trailer on the straight stretch of Paddock Green. Will also look into solar speed limit sign. Also consider moving another speed limit sign to that area by Stuart Honeyman's lot.

Francie had archived documents to Dropbox so that the handoff to new board members will transition easily.

The next meeting will be September 16th @ 4:00 pm

The meeting was adjourned at 5:59 pm

After the meeting concluded, some of the board members and owners stayed for a BBQ.