

ANTLERS AT SAGEPORT HOMEOWNERS ASSOCIATION
ANNUAL MEETING
Zoom Meeting
November 12, 2020

The meeting was called to order at 7:00 p.m. by Barb Harbach, HOA President.

A quorum was verified with ten households participating in the Zoom meeting and ten proxies.

The notice of the meeting was mailed on October 23, 2019.

Mike Vitek, Secretary, reviewed the 2019 Annual Meeting minutes and asked if there were any questions.

President's Report:

- Maintenance of the 7½ acre and 2½ Open Space – The Board decided because of the extreme dry weather the 7½ acre open space and the 2½ acre open space did not need to be mowed. If the open space needs to be mowed next year it will likely be done in August.
The Executive Board plans to post no trespassing signs for the open space. Owners are encouraged to enjoy the open space, but the signs are to limit access by non-owners. She also reminded owners that if they are walking their dog in the open space it needs to be on a leash.
Ken Smithee commented on the down limbs in the open space. He suggested that next year we organize a work party to cut up the down limbs and remove them from the open space. Barb suggested that we coordinate that activity with the Sageport HOA chipping day next year.
- "Firewise Community" – Barb thanked the Owners for reporting the hours and dollars spent on fire mitigation, bags of leaves and debris to her in order to complete the Community Annual "Firewise" renewal application. She plans to submit the renewal application tomorrow. She also suggested that the Owners might want to contact their homeowner's insurance to see if being a "Firewise Community" might lower their fire insurance.
- Chipping Day – Barb said that Sageport HOA did not have a chipping day this year because of COVID-19. If they have a day in 2021 she will advise the community of the date.

Financial Report:

Mike Vitek, Treasurer, reviewed the projected income and expense statement for 2020 and the proposed 2021 budget. He projects a net income of about \$6,082 for 2020 compared to a budgeted net income of \$3,480. The larger net income was because the open space was not mowed in 2020.

As of December 31, 2019, the HOA had \$37,104 in total liabilities and net assets and Mike projects \$43,193 in total liabilities and net assets as of 12/31/20.

Mike reviewed the 2020 proposed budget. The homeowner assessments for 2021 will be the same as 2020 (\$375.00 for owner occupied property and \$222 for vacant lots). Assessment revenue and interest will provide income of \$16,745. He projects total expenses of \$14,406 with a resultant net income of \$2,339.

Election of Director to the Executive Board:

Mike explained that our Bylaws provide for three directors, 3-year terms, and one-third of the Directors shall expire annually. Barb Harbach was elected to a 3-year term in 2017 and Mike Vitek was elected for a 3-year term last year. Kevin Kelly was appointed to fill the remainder of Blake Windeler's 3-year term.

Barb Harbach was nominated to serve another 3-year term as President and Kevin was nominated for the 2-year Vice President position.

Barb and Kevin were elected by a unanimous vote.

Old Business:

- Neighborhood Watch – Ken Smithee agreed to serve as the HOA's contact for the Neighborhood Watch Program. He has attended a couple of Zoom calls regarding the Neighborhood Watch Program and has found them to be very informative. He has talked with Douglas County Sheriff Deputies McKnight and Blanchard. They are interested in working with the community. Ken will arrange a Zoom call with them to inform the community about the Program. It was suggested that the call be on a Thursday evening at 6:00 p.m. except for the 2nd Thursday of the month. He briefly commented on the DCSO's Code Red and the FEMA apps.
- Douglas County Sheriff Office House Watch Program – Barb also reminded the residents of the DCSO's House Watch program for monitoring your house if it will be unoccupied for a short duration (30 days or less). To start the registration process, go to the DCSO website (www.dcsheiff.net) and search for Neighborhood Watch, click on House Watch, and complete the online form.
- Antlers at Sageport Website – Barb thanked Kevin for maintaining the HOA's website (www.antlersatsageport.com). The site includes information about the HOA (Bylaws, Rules & Regulations, etc.), utilities, schools, fire mitigation & awareness, trails and wildlife. Kevin asked the Owners that if they would like to see something added to our website to contact him.

New Business:

- Living with Wildlife – Barb strongly urged the Community NOT TO FEED the WILDLIFE. It is illegal in Colorado to feed wildlife and is also a violation of the HOA's Declaration Section 6.25 – "Each owner consents to and acknowledges their covenant and restriction to live harmoniously with wildlife."
- Noxious Weed Management – Barb reported that we have four "B" list noxious weeds growing in the HOA's open space: Houndstongue, Yellow Toadflax, Musk Thistle and Diffuse Knapweed. Next spring, she will recruit volunteers to address the noxious weeds in our open space.
- Dog Behavior – Barb reported that Douglas County has recently updated their regulations addressing the number of pets, noisy pets and aggressive animal or potentially dangerous animal (PDA). The regulations are on the DCSO website (www.dcsheiff.net/animals). Douglas County Animal Services can be contacted at 303-660-7529.

In addition, the HOA's Declarations address animals and pets. Section 6.12, states:

Pets (including cats, dogs, other animals, birds, and reptiles, and excluding horses and other farm animals) may be kept by Owners on Units within the Community, unless the pet becomes obnoxious to other Owners or occupants, in which event the person having control of the pet shall be given a warning notice by Association to correct the problem or remove the pet from the Community. The written notices provided for herein shall be issued by the authorized representative of the Association. Pets may not be kept for any commercial purposes. Owners or persons having control of a pet shall,

while the pet is in the Community, be responsible for cleaning up after their pet and shall be deemed to hold the Association harmless from any claim resulting from any action of their pet and any costs incurred by the Association. Local government ordinances and restrictions on pet control shall also be enforceable as restrictions to the Community. The following covenants or other restrictions on pets are for the benefit of Owner, occupants, residents and wildlife within and around the Planned Community. The following covenants and restrictions are intended to be considerable value to owners, occupants and residents and in reducing the harassment of wildlife by domestic pets and decreasing the potential of pets becoming victims to predators in the area.

The HOA's Bylaws also address Pets in our Rules, Regulations, and Design Guidelines in #7:

7. Pet Rules

- a. LEASHES-Pets must be restrained by a leash when outside a residence. Pets, including dogs and cats, shall not be allowed to roam unrestrained in the Community or on Common Elements.
- b. CLEAN-UP-Pet owners must pick up and police after their pets.
- c. CONTROL-Pets must be kept under control at all times.

She urged the Owners to record the problem behavior and to talk with the owner/neighbor to try and resolve the problem. If that is not possible, the next step is to communicate the problem with the Board. Specific steps can be taken solve the problem of an offending pet in the Community.

- No Annoying Lights & "Dark Sky" – Barb informed the Community about efforts to minimize night-time illumination. In Section 6.30 of the HOA's Declarations it states: "No light shall be emitted from any Unit or any portion of the Community which is unreasonable bright or causes unreasonable glare, ... which would reasonably be found by others to be noxious or offensive. ...". Perry Park has recently adopted the "Dark Sky" program. "Dark Sky" is an international effort to preserve and protect the nighttime environment and dark skies through quality outdoor lighting. She urged owners to turn off their outside lights at 10 p.m. or when they go to bed.

The meeting was adjourned by Barb Harbach at 7:35 p.m.

Respectfully submitted,
Michael Vitek
Secretary