

ANTLERS AT SAGEPORT HOMEOWNERS ASSOCIATION  
ANNUAL MEETING

Larkspur Fire Protection District, 9375 S. Spruce Mountain Road, Larkspur, Colorado  
October 28, 2021

The meeting was called to order at 7:05 p.m. by Jeff Harbach, HOA President. Barb Harbach resigned on October 26, 2021, and the Executive Board appointed Jeff to fill her remaining term of office (2-years).

A quorum was verified with ten households/lots were in attendance, five households attended via zoom, and there were twenty proxies.

The notice of the meeting was mailed on September 30, 2021.

Mike Vitek, Secretary, reviewed the 2020 Annual Meeting minutes and asked if there were any questions.

Jeff Harbach shared that he and Barb lived in the community for 10 years, shared why they selected the Antlers at Sageport HOA, how our covenants help ensure that the values of our homes are maintained and compared the homes in our community with those on Tenderfoot. He shared the transition in 2013 from having a management company, Pristine Communities, to having the Executive Board manage the HOA. He shared some of the Board's accomplishments: mitigation of the open space, paying the unpaid taxes on the open space, resolving the marijuana grow house problems, and the implementation of the HOA's website.

**President's Report:**

Jeff asked Barb to provide the President's report.

- Trash and Recycle – HBS provided a roll-off container for the HOA on June 5<sup>th</sup>.
- Maintenance of the 7½ acre and 2½ Open Space – The Board decided that the 7½ acre open space and the 2½ acre open space did not need to be mowed. The plan is to mow the open space in August or September next year, but we want to get the noxious weeds under control before it is mowed.
- "Firewise Community" – Barb asked Owners to report the hours and dollars spent on fire mitigation to her in order to complete the Community Annual "Firewise" renewal application. She plans to work on the application next week.
- Chipping Day – The Sageport HOA did not have a chipping day this year because of COVID-19. Barb will contact Larry Horowitz to see if the Sageport HOA plans to have a chipping day in 2022 and if they do will advise the community.
- Signs of the Open Space – The signs to post on the entrances of our 7½ acre have been ordered. The signs will advise people that this is an open space for the community. She asked if the residents overlooking this open space see ATV's or evidence of ATV's using the open space to contact the President.

Kevin Kelly thanked Barb for her work getting our HOA approved as a "Firewise Community." It resulted in a 25% reduction in his home fire insurance. Several other people thanked Barb for responding to their calls/emails with questions and/or concerns about the HOA.

In a response to a question about the status of HOA's solar installation guidelines, Jeff responded that he would contact the HOA attorney to see when he will have them available for the Executive Board.

**Financial Report:**

Mike Vitek, Treasurer, distributed the income and expenses for 2020, the 2021 budget, the projected income and expenses through December 31, 2021, and the proposed budget for 2022. He projects a net income of about \$4,702 for 2021 compared to a budgeted net income of \$2,339. The larger net income was because the open space was not mowed in 2021.

As of December 31, 2020, the HOA had \$43,426 in total liabilities and net assets and Mike projects \$48,4129 in total liabilities and net assets as of 12/31/21.

Mike presented the 2022 proposed budget. The homeowner assessments for 2022 will be the same as 2021 (\$375.00 for owner occupied property and \$222 for vacant lots). Assessment revenue and interest will provide income of \$16,771. He projects total expenses of \$16,242 with a resultant net income of \$529.

**Election of Secretary-Treasurer:**

Jeff said that Jon Clark and Mike Vitek had submitted their names for the secretary-treasurer position. He asked if there were any nominations from the floor. No additional people were nominated. Mike was elected for a 3-year term.

**Old Business:**

- Neighborhood Watch – Barb shared that Ken Smithee is our HOA's contact for the Neighborhood Watch Program. After our Annual Meeting last year, Ken arranged for a Douglas County Sheriff Deputy to provide a zoom meeting. Several people participated. If a homeowner sees any suspicious activity, they should call 911 and less urgent calls can be made to the DCSO phone number 303-660-7505.
- 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. To start the registration process, go to the DCSO website ([www.dcsheriff.net](http://www.dcsheriff.net)) and search for Neighborhood Watch, click on House Watch, and complete the online form. Tammy Ruddy shared that they were gone for 3 weeks this year and they had evidence that their property was checked regularly. Kathy Short also had very positive comments about the DCSO House Watch Program.
- Antlers at Sageport Website – Barb reminded the Community that the HOA has a website ([www.antlersatsageport.com](http://www.antlersatsageport.com)). The site includes information about the HOA (Bylaws, Rules & Regulations, etc.), utilities, schools, fire mitigation & awareness, trails and wildlife. Kevin Kelly, website coordinator, encouraged to review the site and to let him know if they wanted additional information on the site.

**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." The Colorado Parks and Wildlife's "Living with Wildlife" has been added to our website. (<http://cpw.state.co.us/learn/Pages/LivingwithWildlife.aspx>)
- 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. These

noxious weeds are being spread by our wildlife to the homeowner's property. Michael Butterfield, Douglas County Open Space Land Manager/Ranger, was consulted for herbicide spot spraying and more information for county assistance. Next spring these noxious weeds will be spot sprayed and then we will recruit volunteers to help with the spot spraying.

- Dog Behavior – Barb urged the homeowners to keep their dogs on a leash and to try and control their barking. She encouraged people to first discuss the problem with the homeowner(s) of the problem dogs. If the problem persists, they can contact the Douglas County Animal Services at 303-660-7529 or file a notice of complaint with the Board.
- Home Exterior Lighting - Barb urged owners to turn off their outside lights at 10:00 p.m. or when they go to bed.
- Speeding on Cameron Drive – Mike stated that he had been contacted by a homeowner raising concerns about the speed of vehicles from the curve on Cameron Drive to the west connection to Independence Drive. He asked that people abide by the residential speed limit of 25 mph. If the speeding continues, people should contact one of the HOA's officers.
- Improved Communication with the Community – Several homeowners living on Cochetopa Drive asked the Board to identify ways they can be more aware of the Board's meetings, opportunities to be more involved in the development of new policies affecting the homeowners. For example, every third year the HBS roll-off could be located on Cochetopa. Jon Clark offered to be a contact for people living on Cochetopa.

The meeting was adjourned by Jeff Harbach at 8:18 p.m.

Respectfully submitted,  
Michael Vitek  
Secretary