

ANTLERS AT SAGEPORT HOMEOWNERS ASSOCIATION
ANNUAL MEETING

Larkspur Fire Protection District, 9375 S. Spruce Mountain Road, Larkspur, Colorado
November 3, 2022

The meeting was called to order at 7:04 p.m. by Jeff Harbach, HOA President.

A quorum was verified with eleven households/lots in attendance and there were thirteen proxies.

The notice of the meeting was mailed on October 3, 2022.

Mike Vitek, Secretary, briefly reviewed the 2021 Annual Meeting minutes and asked if there were any questions.

President's Report:

- Trash and Recycle – The HBS roll-off was placed on Cochetopa this past June and will be placed on Cameron Drive this year. He also reported that our service agreement with HBS has been renewed for another three years.
- 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 have Twisted Timber mow the open space in August this next year. In addition, he reported that the Board had walked our open space with Curtis Marshall, Douglas County Noxious Weed Field Supervisor. After meeting with him, several noxious weed spray companies were contacted, and all indicated they would broadcast spray the area, killing both noxious and desirable plants. As a result, the HOA purchased a 4-gallon battery powered backpack sprayer and did a test spray of the houndstongue, the most prevalent noxious weed. All the noxious weeds in the test spray area were killed. The noxious weeds will be sprayed next year before the open space is mowed. In addition, Jeff will send out an email next year asking volunteers to help pick up the slash and down limbs in our open space.
- "Firewise Community" & Home Ignition Zone Seminar– Jeff reported that he and Barb attended a full day meeting to identify home ignition zones. Discussed were embers, flames, and radiant heat. The largest risk in a wildfire are embers. A few of the recommendations included: 0 to 5' around home should be a noncombustible zone and use of fire-resistant plants in this space, use of flashing between deck and home, use of class A materials in construction, such as building a new deck, 1/8" screen mesh to cover vents, and if windows are replaced considering tempered glass. Some selected documents that were provided at the seminar will be placed on the web site. Jeff will be sending an email to owners asking them to report the hours and dollars spent on fire mitigation so Barb can complete our Community Annual "Firewise" renewal application.
- Chipping Day – The Sageport HOA had problems last year collecting money after the chipping. This year they are will require a \$50.00 prepayment if the owner wants their slash and limbs chipped. Our HOA will coordinate chipping to coincide with the cleanup of larger slash in our open space.
- Signs Installed in the Open Space – The no trespassing signs have been installed at the public borders of our 7½ acre open space. The signs advise people that this is an open space for our community and were recommended by our legal counsel.
- Neighborhood Watch and Firewise Signs – As previously communicated in a community email, these signs were installed at the 3 entry points to our HOA households.

Financial Report:

Mike Vitek, Treasurer, distributed the income and expenses for 2021, the 2022 budget, the projected income and expenses through December 31, 2022, and the proposed budget for 2023. He projects a net income of about \$5,188 for 2022 compared to a budgeted net income of \$529. The larger net income was because the open space was not mowed in 2022 and our insurance premiums did not increase this year.

The homeowner assessments for 2023 will be the same as 2022 (\$375.00 for owner occupied property and \$222 for vacant lots). Assessment revenue and interest will provide income of \$16,615. He projects total expenses of \$15,847 with a resultant net income of \$838.

Election of Vice President:

Jeff said that Kevin Kelly had submitted his name for the vice president position. He asked if there were any nominations from the floor. No additional people were nominated. Kevin was elected for a 3-year term.

Old Business:

- Antlers at Sageport Website (<http://www.antlersatsageport.com>) – Jeff thanked Kevin for maintaining our website. He reviewed a projected image of the website and highlighted the information that was available. He made note of links to the Douglas County websites and the Colorado Parks and Wildlife website, “Living with Wildlife”, and referenced the utility of accessing a variety of information important to our community on this site.

New Business:

- Disaster Preparedness – Jeff stated that next spring he was arranging for a person to present a program on disaster preparedness. He will send out an email to the community encouraging residents to attend. The area has an evacuation plan, Sage Port Area Wild Fire Evacuation Plan, and reviewed this information from a link on our website. He also urged residents to sign up for Douglas County’s Code Red if they had not done so.

The meeting was adjourned by Jeff Harbach at 7:44 p.m.

Respectfully submitted,
Michael Vitek
Secretary