

ANTLERS AT SAGEPORT HOMEOWNERS ASSOCIATION  
ANNUAL MEETING

Larkspur Fire Protection District, 9375 S. Spruce Mountain Road, Larkspur, Colorado  
November 2, 2023

The meeting was called to order at 7:01 p.m. by Jeff Harbach, HOA President.

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

The notice of the meeting was mailed on October 2, 2023.

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 Cameron Drive this past June and will be placed on Cameron Drive again next year (2024). HBS does not pick up the roll-off on weekends any longer so the roll-off was dropped off Friday morning and picked up Friday afternoon. The Board will consider having the roll-off dropped on Friday and picked up on Monday morning, so people have a weekend to utilize the roll-off. He briefly shared information about HBS's new program Zero Waste. Our HBS representative is checking to see if it will be available in our area. If yes, Jeff will provide more information to our homeowners. It will be a home subscription service.
- Maintenance of the 7½ acre and 2½ Open Space – The Open Space was mowed in October. The HOA received a grant from Douglas County to mitigate our two open spaces. The grant paid 75% of the mitigation costs of \$7,500.

Because of the moisture we had in the Spring, the spot spraying of noxious weeds did not occur. Next spring the focus will be on spraying the houndstongue and other noxious weeds. Barb Harbach reported that there had been an explosion of thistle in the open space. She asked the homeowners bordering the open space to let her know if it is growing so you can strive to control it.

- "Firewise Community" & Home Ignition Zone Seminar– Jeff asked homeowners to let Barb know about their mitigation efforts by November 5<sup>th</sup> so she can complete our "Firewise" renewal application. Jeff also reported that he and Barb attended a full day meeting to identify home ignition zones and are now certified.
- Speed Limit Signs – A homeowner had complained about cars exceeding the residential speed limit on Cameron Drive. The Board asked Douglas County Traffic Engineering to post a 25-mph speed limit sign on both entrances of Cameron Drive. It was approved and speed limit signs have been posted on each end of Cameron Drive.

**Financial Report:**

Mike Vitek, Treasurer, distributed the budget for 2024 along with the HOA's actual expenses for 2022, the budget and projected income and expenses for 2023. He projects a net income of about \$3,643 for 2023 compared to a budgeted net income of \$838. The larger net income was because the HOA received the Douglas County grant for mitigation. He projects that our assessment revenue and interest will provide income of \$16,685 and expenses of \$16,435 with a resultant net income of \$250.

The Board elected to keep the homeowner assessments for 2024 the same as 2023 (\$375.00 for owner occupied property and \$222 for the vacant lot). The Board has been able to keep our assessments the same since 2017.

#### **Election of President:**

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

#### **New and Old Business:**

- Antlers at Sageport Website (<http://www.antlersatsageport.com>) – Jeff thanked Kevin for maintaining our website. He noted that our website and most of all the information a homeowner needs on the website including a links to the Douglas County websites and the Colorado Parks and Wildlife website, "Living with Wildlife".
- Neighborhood Watch – Ken Smithee reported on the meeting he and Mike attended. Sheriff Weekly supports the Neighborhood Watch program. Our precinct is one of the safest in the County and Sheriff Weekly is striving to have a fast response time of a deputy to our area if needed. Ken would like the Board to work with him to install some type of phone tree to encourage homeowners to report possible threat and to notify homeowners when a threat is noted.

The meeting was adjourned by Jeff Harbach at 7:41 p.m.



Respectfully submitted,  
Michael Vitek  
Secretary