

ANTLERS AT SAGEPORT HOMEOWNERS ASSOCIATION  
ANNUAL MEETING

Larkspur Fire Protection District, 9375 S. Spruce Mountain Road, Larkspur, Colorado  
November 7, 2024

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

A quorum was verified with seven households/lots in attendance and there were ten proxies.

The notice of the meeting was mailed on October 7, 2024.

Mike Vitek, Secretary, briefly reviewed the 2023 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 Cochetopa Drive next year if the homeowners on Cochetopa agree. HBS does not pick up the roll-off on weekends so the roll-off will be dropped off Friday afternoon and picked up Monday morning.
- Maintenance of the 7½ acre and 2½ Open Space – Jeff shared that spot spraying will continue to be the focus in our Open Space to control noxious weeds. He shared that with the abundance of turkeys in our HOA spread the noxious weed seeds into our properties.
- "Firewise Community" – Jeff stated that he had sent out an email on November 1<sup>st</sup> about resubmitting our Firewise Certification. The annual recertification costs the HOA nothing but some time for he and Barb and the information needed from our members. Firewise certification benefits our community with homeowner insurance discounts, buyer confidence, ongoing awareness, information, and educational opportunities. He reminded homeowners to email him their information related to cleanup, maintenance, and/or improvements to their property for wildfire mitigation this past year (12/1/23 to 11/7/24) no later than **November 17<sup>th</sup>**.

The Larkspur Fire Chief, Tim McCawley, introduced himself and shared information about the Larkspur Fire Protection District. He reported that Jeff Hall is the new Fire Marshall. If a homeowner would like a fire mitigation review, call the Larkspur Fire Department and request a visit by Mr. Hall. Tim also shared that he plans to have a fire mitigation clinic in Sageport next year. Jeff inquired whether he was aware of our HOA's Firewise designation and he shared that the Fire Protection District must sign off on the renewal application.

- Disaster Preparedness – Jeff highlighted the Douglas County's Wildfire Awareness website [www.douglascountycoloradowildfireawareness](http://www.douglascountycoloradowildfireawareness). Wildfires are the most prominent natural disaster in Douglas County. **Be Prepared** – Protect your household; **Be Proactive** – Protect your community; **Be a Partner** – Let's mitigate risk together.

Jeff will try to arrange a "Meet & Greet" for a disaster preparedness expert to share information with our community next year.

**Financial Report:**

Mike Vitek, Treasurer, distributed the budget for 2025 along with the HOA's actual expenses for 2023, the budget and projected income and expenses for 2024. He projects a net income of about \$4,310 for 2024 compared to a budgeted net income of \$250. He projects that our assessment revenue and

interest will provide an income of \$16,685 and expenses of \$14,687 with a resultant net income of \$250. He reported that as of October 31, 2024, the HOA had total net assets of \$54,560.82.

The Board elected to keep the homeowner assessments for 2025 the same as 2024 (\$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 Secretary/Treasure**

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

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

- Antlers at Sageport Website (<http://www.antlersatsageport.com>) – Jeff 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”.

The meeting was adjourned by Jeff Harbach at 7:26 p.m.

Respectfully submitted,  
Michael Vitek  
Secretary