

THE ANTLERS AT SAGEPORT HOMEOWNERS ASSOCIATION, INC,
EXECUTIVE BOARD MEETING
March 17, 2022

Jeff Harbach called the Executive Board meeting to order at 4:40 p.m. at his home. Jeff Harbach, Kevin Kelly, and Mike Vitek attended.

Open Space No Trespassing Signs – Jeff advised us that he has the signs and will add some backing material to them. He also has the posts for the signs. When the weather warms and the ground is not frozen, he will advise Kevin and me when he would like to install them.

Mailbox Specifications – Jeff provided updated mailbox specifications for review and comment. After discussion, the Board approved the updated mailbox specifications. The HOA will provide the letters, numbers, primer, and paint for members upon request. Jeff has offered to fabricate the post for homeowners if members pay for the cost of materials only. Several mailbox posts need to be painted and some of them straightened/plumbed. Kevin also asked about how far the mailbox should be from the edge of the street. At least one homeowner has his mailbox too far from the edge of the street. The Board will contact the homeowner and offer to help him move his mailbox closer to the street.

Annual Dump Day – Pursuant to our contract with Home Builders Services, Mike will contact Michael Mink, Territory Sales Specialists, to arrange for a Saturday in early June for the 30-yard roll off for our annual dump day. Based on the commitment made at our Annual Meeting, the roll off will be placed on Cochetopa Drive. Jeff will contact Jon Clark about a place to have HBS locate the roll off on the street.

Clean Up and Weeding/Spraying for Noxious Weeds in our Open Space – Jeff is still waiting for a person from the Douglas County Noxious Weed Control about the chemical to use for the noxious weeds and recommendations for the type of equipment/sprayer to use. When a date is set, he will send an email soliciting involvement from our community.

Mowing and Maintenance of Open Space – At the discretion of the Board based on input from local fire and forestry service experts, the 7½ and 2½ acre open space will be mowed in 2022. Jeff advised us that the owner of Twisted Timber, the company that has mitigated our open space in the past, has died. Since the future of the company is uncertain, Barb Harbach will obtain the names from a forestry service contact of other companies who mitigate/mow open space areas. Mike offered to help Barb solicit bids when she has the names of companies to contact.

There is slash and other debris that needs to be cleaned up prior to mowing. Jeff will ask the community to assist and decide if a chipper needs to be rented to dispose of the slash and tree limbs.

Kevin asked if there were criteria about how often to mow the open space because a homeowner had inquired about the HOA's last two mowings of the open space in the past ten years. Barb provided information from the Greater Sage Port Community Wildlife Protection Plan (CWPP) that discussed the need to control the Gambel Oak. The Executive Board will also talk to Randy Marshall, Larkspur Fire Department, about criteria for fire mitigation.

Other Business

Neighborhood Watch and Firewise Signs – Jeff advised that presently there is a vacancy in the Douglas County Sherriff's Office for the person that manages the Neighborhood Watch program. When that position is filled, he will follow-up in having the Neighborhood Watch and Firewise signs posted on the community entry easements.

Kevin will confirm with Ken Smithee if he is willing to continue to be our Neighborhood Watch contact or if he wants the Board to seek another volunteer.

Noxious Weed and Fire Prevention Workshop – Douglas County is providing this workshop on April 16th, from 8:00 to 12:00 p.m. at the Douglas County Philip Miller Building in Castle Rock. Mike and Barb Harbach are planning to attend.

Wildfire Community Preparedness Day – The Larkspur Fire Prevention District will hold the educational event on May 4th at the Larkspur Fire Station from 9:00 to 12:00 p.m. Kevin will post the event on the HOA's website, and the Board will encourage homeowners to attend.

Greater Sage Port CWPP – Jeff has recently reviewed the 101 page document about fire mitigation in our area. He asked Kevin to provide a link on the HOA's website.

Paint Ball in Open Space – Kevin advised the Board that he has received a complaint about children playing paint ball in both of our open spaces. After discussion, the Board decided to try and have the homeowner obtain the names of the households that are using the open space for this activity and to encourage them to stop playing paint ball in the open space.

Jeff will message the community concerning these meeting minutes, with specific reference to updates and information/links that will be added to our HOA web site.

The meeting was adjourned at 5:10 p.m.

Respectfully submitted,

Michael Vitek, Secretary