

Sage Creek Homeowners Association

Bi-Monthly Meeting

Date: 1/10/23 at 6:00 pm

Board & Committee Members: Present: Guests Present: 0

President:	Scott Liston	scott_liston@yahoo.com	X
Vice President:	Rich Sobota	rasobota@gmail.com	X
Vice President:	Cade Wagner	cadewagner@gmail.com	X
Treasurer:	Mike Ruddle	cfd8lt@gmail.com	X
Secretary:	Megan Ellis	megrellis@gmail.com	X
Beautification:	Terry Buscemi	terryjo58@gmail.com	X
Welcome:	Sue Bunting	csbunting@aol.com	X

Members-at-Large:

- Chuck Bunting
- Dave Rupp

I. 2022 Annual Meeting minutes approved with one correction. Date changed from 2021 to 2022 when listing the due date of all HOA member dues.

II. 2023 Sage Creek Homeowners Association Board of Directors are:

1. Megan Ellis
2. Scott Liston
3. Mike Ruddle
4. Rich Sobota
5. Cade Wagner

These Directors would like to recognize and thank:

- Kent Sears
- Dave Rupp
- Chuck Bunting

For their years of service to the Board and ensuring that Sage Creek continues to be one of the premier residential communities in Central Ohio.

III. Directors nominated and appointed the following officers:

a. Officers:

- i. President: Scott Liston
- ii. Vice President 1: Rich Sobota
- iii. Vice President 2: Cade Wagner
- iv. Treasurer: Mike Ruddle
- v. Secretary: Megan Ellis

b. Committees and Chair:

- i. Design: Rich Sobota (chair)
- ii. Beautification: Terry Buscemi (chair)
- iii. Welcome: Sue Bunting (chair), Angie Holmes

- iv. ** Welcome Committee would appreciate additional committee members
- c. The Board recommended the creation of a new committee to address the long-term maintenance needs and safety concerns related to the roads in the community
 - i. Road and Safety Committee has been created
 - 1. Purpose of this committee is to develop a plan and budget for short and long term road maintenance, and ensure that resident and guest safety is prioritized throughout the neighborhood.
 - ii. New members are being requested for this committee
 - iii. The Board is also considering the creation of a social committee which will be discussed in more detail at a future meeting.
- d. At the next meeting, the board will review the complete list of HOA vendors and assign point of contacts as part of establishing vendor management Standard Operating Procedures (SOPs).

IV. Financials:

- a. 2023 budget reviewed (as a reminder, this budget was approved at the annual meeting in November 2022)
- b. Three community members have not yet paid annual dues as of meeting
 - i. late fees have been assessed (\$60) per month
- c. Budget is based on prior year expenditures
- d. The Board aims to maintain one year of operating expenses in cash balances. Excess cash is placed into savings or transferred into road fund.
- e. Realizing the impact of inflation on many consumer products and services, the board will closely monitor any increase in vendor expenses as it relates to HOA member dues.

V. Committee reports:

- a. Beautification:
 - i. No report
 - ii. Thank you to the Holmes family and all who helped decorate the gates for the holidays!
- b. Welcome committee:
 - i. Welcomed three new residents in 2022
- c. Design review:
 - i. Thank you to the community for communicating with the committee as design changes are being explored → please communicate any and all requested/design change ideas to the committee.
 - ii. *Please be aware that the community is expected to follow the Sage Creek Community Design Guide requirements. The committee will explore process, procedure, and actions/fees/enforcement connected to not following the guidelines*
- d. Gates:

- i. Discussion regarding improving the Trenton gate language to clearly state that all deliveries, vendors, non-residents need to enter from Sunbury gate and provide directions to minimize confusion.
- ii. Work taking place to enhance technology at gates to connect fully to the internet to improve auto-timing, access, etc. Many thanks to Cade Wagner for taking on this work.
- iii. Will add reflective tape to the back gate and perform a detailed examination of the front gate aesthetics.
- iv. Will collaborate with Road and Safety Committee to trim back the brush/growth near Trenton gate.
- v. **Requests for gates to be open outside of the normal open hours need to be submitted at least 48 hours prior to need. Please contact Cade Wagner.

VI. New Business:

- a. Consideration of dues increases:
 - i. Action from meeting: conduct long-term strategic road maintenance/replacement plan and assess forthcoming vendor quotations and the potential impact on HOA dues.
- b. Speed concerns:
 - i. Action from this meeting: forming the Road and Road Safety Committee. Mission statement and initial thoughts on road safety will be shared with the committee by next meeting
- c. Deed restrictions and other HOA Member concerns:
 - i. Specifically addressing a) Signs, b) Solicitation, c) General enforcement actions
 - ii. Clarification of requirements necessary to implement change is on-going.
 - iii. Regarding solicitation:
 - 1. No one is allowed to use the Sage Creek resident directory for personal solicitation reasons.
 - iv. The Board will survey the community to gather feedback and input regarding these topics and potential changes

VII. Next meetings:

- a. March 14
- b. May 16
- c. August TBD
- d. October TBD
- e. Annual meeting: November 15