

*Sage Creek Homeowners Association*

**Bi-Monthly Meeting  
Date: 10/25/23 at 6:30 pm**

| <b>Board &amp; Committee Members:</b> |               |  | <b>Present:</b> |
|---------------------------------------|---------------|--|-----------------|
| President:                            | Scott Liston  | <a href="mailto:scott_liston@yahoo.com">scott_liston@yahoo.com</a> | X               |
| Vice President:                       | Rich Sobota   | <a href="mailto:rasobota@gmail.com">rasobota@gmail.com</a>         | X               |
| Vice President:                       | Cade Wagner   | <a href="mailto:cadewagner@gmail.com">cadewagner@gmail.com</a>     | X               |
| Treasurer:                            | Mike Ruddle   | <a href="mailto:cfd8lt@gmail.com">cfd8lt@gmail.com</a>             | X               |
| Secretary:                            | Megan Ellis   | <a href="mailto:megrellis@gmail.com">megrellis@gmail.com</a>       | X               |
| Beautification:                       | Terry Buscemi | <a href="mailto:terryjo58@gmail.com">terryjo58@gmail.com</a>       | X               |
| Welcome:                              | Sue Bunting   | <a href="mailto:csbunting@aol.com">csbunting@aol.com</a>           | X               |

Members-at-Large:

- Chuck Bunting

**All board members in attendance**

**I. Quorum reached; meeting called to order at 6:38pm, all board members in attendance. Additionally, Beautification and Welcome Committee Chairpersons in attendance.**

**II. Minutes from June 13, 2023 Board meeting had been approved-prior to meeting via email and shared with neighborhood. These minutes were reviewed relative to action items for current meeting.**

**III. Financials:**

- All bills have been paid and financials through September 30, 2023 were reviewed by the Board
- September closed out the fiscal year.
- The HOA expenses were nearly \$5,000 under budget for the year largely due to a mild winter reducing snow plowing and proactive maintenance on the gates.
- Board discussed expected rate increases from service providers and will use this information to prepare the budget for 2024
- The Treasurer and President will develop a budget for 2024 and email that out to all Board members for review and vote prior to the HOA Annual Meeting.

**IV. Committee Reports:**

**a. Beautification:**

- Winterization has taken place for the front gate sprinkler system
- Big thank you to Chuck and Sue Bunting for cleaning up the flower beds

**b. Welcome:**

- We have had one recent home sale and will soon be welcoming the new owners at 2374 Sweet Clover Lane.

**c. Design Review:**

1. Important reminder: Please contact the Design Review Committee (DRC) before starting any new projects on your property. They are there to help you achieve your objectives within the framework of our Deed requirements.
- ii. During the Annual Meeting, the DRC will review Design Review Guidelines requirements. It is incumbent on each resident to communicate your plans to the Design Review Committee.
- iii. The Board has also undertaken an initiative to ensure that proper processes are in place relative to enforcement of Design Guide Requirements.

**d. Road and Safety:**

- i. The Committee continued its discussion related to managing speed within the neighborhood. Two of the suggestions that were discussed included a change to the speed limit and additional speed limit signage.

**e. Social Committee:**

- i. The Board continues to explore leadership of the social committee, if you are interested, we'd love to hear from you.

**V. Ongoing Business**

**a. Gate management:**

- i. Cade Wagner presented a plan to the Board for significant improvements to the front gate. The improvements would include both a significant update to the dated electronics and a comprehensive improvement to the actual gates, hinges and mounts. The Board voted unanimously in favor of moving forward with this plan as we believe it will provide significant cost benefits relative to maintenance and breakdown expenses over the next several years. More information will be provided at the HOA Annual Meeting.

**b. Street sign upgrades:**

- i. Every sign in the neighborhood has, or will, be upgraded to a new wooden post with metal protectors to guard against weed trimmers. Additionally, new road signs have been ordered and received to replace the unsightly and extremely worn signs on both intersections of Sage Creek and Sweet Clover.

**VI. New Business**

- a. Road repair – The Board has received input from a professional asphalt and concrete company relative to the short- and long-term care of the roads within the community. The Board will be presenting its plan at the residents as the HOA Annual Meeting.
- b. Annual Budget and HOA Dues. The Board will be presenting the 2024 annual budget at the HOA Annual Meeting. The Budget will include an increase to the HOA dues to fund increasing operational expenses, and the long-term care/replacement of the roads.
- c. Open board seats:
  - i. It is the intent of the Board to replace no less than one and no more than 3 HOA Board members each year. We are seeking volunteers for Board

seats with an effective date of January 1, 2024. Please consider volunteering and if you are willing to volunteer or have questions about volunteering for the Board, please email us at [Sage\\_Creek\\_Homeowners@Yahoo.com](mailto:Sage_Creek_Homeowners@Yahoo.com).

**VII. Annual Meeting to include:**

- a. Recap of 2023 hot topics including speed management and signage
  - b. Committee Updates and Reminders
  - c. Gate Update
  - d. Road Update
  - e. 2024 Budget Presentation and Announcement of 2024 Annual dues
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- Annual meeting: November 15, 2023. 7 pm at Galena United Methodist Church located at 2777 Sunbury Rd. Galena, OH 43021
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- **Meeting adjournment at 7:58 pm**