

Sage Creek Homeowners Association

**Bi-Monthly Meeting
Date: 3/14/23 at 6:00 pm**

Board & Committee Members:			Present:
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 Ruddell	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

I. Quorum reached; meeting called to order at 6:01pm

II. Financials:

- YTD through February 2023 reviewed
- Sage Creek HOA CD update:
 - The HOA has two (2) CDs maturing in March, 2023 that contain the funds primarily allocated to road repair and replacement.
 - Due to the larger financial issues in our nation's economy, the HOA has the opportunity to significantly increase the interest return on these funds. Board discussion on this topic resulted in a unanimous decision to put as much of the HOA capital funds to work in a manner that maximizes return within our estimated need for liquidity. The President and Treasurer will analyze the best action and move forward.

III. Committee Reports:

a. Beautification:

- Vendor contracts have been reviewed and approved as applicable.
- Front gate flowers are being coordinated.
- Pond has been treated for algae, fountain will be activated in April.

b. Welcome:

- Thank you, Shiela Rao-Lasota, for joining the committee!

c. Design Review:

- Three (3) requests have been received by the committee. Thank you all for following proper procedures.
- With spring coming up it is a great time to refamiliarize yourself with the Design Review Guidelines. The committee will send a separate reminder to the residents of these guidelines.

d. Road and Safety:

- Recent assessment of our roads by Board/Committee members identified some deteriorating and wear and tear conditions that require professional analysis.

- ii. Road and Safety committee will be meeting with a representative of Premier Asphalt, the same company who previously conducted a road assessment and performed repairs identified therein. The Committee wishes to obtain an updated analysis of our roads in an effort to prepare a plan that prioritizes road structural integrity and aesthetics and leads to an eventual road resurfacing.
- iii. The Committee will develop one or more plans with estimated costs and other details to present to the Board at a future meeting this year.
- iv. Road and Safety committee continues to review options for managing vehicle speed throughout the neighborhood and will present findings and options at a future meeting.
- v. Thank you, Rob Smith, for joining the committee.

IV. Ongoing Business

a. Gate management:

- i. Vendor has changed to Zimmer Gates and Control. Zimmer has provided fast, high-quality service.
 - 1. Recently replaced front gate master control board and installed new batteries, which provide the power for actual gate operation.
- ii. Reflectors will be replaced/added to both gates as needed.
- iii. Exploring adding a QR code to the back gate that would provide instructions and directions to non-residents who are attempting to gain access to the neighborhood for delivery or service reasons.
- iv. Discussion has taken place with Trenton Township to trim back the growth outside of the back gate on Trenton Road which should improve visibility related to ingress and egress for our back gate users.

b. Questionnaire forthcoming: Regarding Signs

- i. A survey will be sent to all Sage Creek residents (lot owners) to determine if there is enough support to consider amending the Deed rules regarding “Signs”, or if residents believe the rules should be enforced as written.
- ii. This questionnaire is in response to the issues raised by residents and discussed at the annual meeting. Please be on the lookout for this email survey as it requires $\frac{3}{4}$ (75%) of all lot owners to amend a Deed restriction.

c. New Social Committee?

- i. Board discussed starting a social committee with the goal of hosting up to two (2) events per year.
- ii. Looking for volunteers to lead and participate on this Committee.

• Set Meeting Schedule for balance of the year

- May 16
- August 8
- October TBD
- Annual meeting: November 15

• Meeting adjournment at 7:32pm