

Sage Creek HOA Board Meeting Minutes

Meeting Date: 8/13/24

Location: Sunbury Public Library

6:04 p.m. Meeting was called to order.

Roll Call (Quorum determination)

Participants: Board: Rich Sabota, Cade Wagner, Scott Liston, Paul Pankey, Mike Ruddle

Committee Members: Chuck Bunting, Sue Bunting, Terry Buscemi

- At the request of the homeowners of 2374 Sweet Clover, the Board invited the owners to discuss their submission of a proposed plan for improvements to the exterior of their home. At the completion of the discussion, the Board encouraged the owners to review the Sage Creek Design Review Guide and present an updated plan to the Design Review Committee:

- ✓ The DRC re-stated that the Design Guide does not support black & white painted homes, black roofs, painted stonework (only natural stone) and painted roofs (according to deed restrictions, roofs need to be asphalt or wood shingles warranted for 30 years)

- ✓ DRC stated that they will work with homeowner to better understand Design Guide.

- ✓ It was communicated to homeowner that changes to the Design Guide requires a 2/3 petition/ vote of the HOA community.

- The Minutes from the last Board Meeting (May 14, 2024) reviewed for applicability to the current meeting agenda. These minutes were previously approved by all Board members via email.

- Financial Report

- ✓ Mr. Ruddle briefed the Board on the following:

- Review of Q1 HOA financials as of August 13, 2024.

- o Determined to be largely aligned with budget.

- o Profit and Loss Review

- All Expenses are up to date and all invoices have been paid.

- All income (HOA Dues) received and recorded.

- Committee Reports

- ✓ Beautification Committee (Terry Buscemi)

- No new updates to report

- ✓ Welcome Committee (Sue Bunting)

- The Welcome Committee officially welcomed new residents at 11040 Sage Creek Dr. Jordan and Annie Tilton

- The Sage Creek Directory was updated with any/all new resident information.

- ✓ Design Review Committee (Rich Sabota)

- Numerous projects throughout the neighborhood are in various stages of design or work in progress. The committee is actively engaged with all residents with current projects underway.

✓ Road and Safety Committee (Rich Sabota)

- Research continues for street repairs and resurfacing. The committee has obtained 3 quotes for any work of this nature.

- o Vendors verified that the roads are structurally sound.

- o Board is still evaluating options and referrals.

- o Due to the size and scope of this project, the Board President expressed a desire to ensure that all residents receive a detailed briefing of the Board's plan for the repair and replacement of the HOA roads. After discussion, it was determined that the Board will lay out the detailed plan to the residents in an email and potentially follow up with a physical mailing. The Board would appreciate feedback from any and all residents relative to this plan. Residents will be receiving a dedicated email on this topic very shortly.

• Ongoing Business

✓ Review and Discussion of a proposed Board Resolution for the purpose of establishing a HOA Fine and Lien Policy. (It was previously presented to the Sage Creek residents that an attorney review of all HOA governing documents identified this to be an open issue).

- o The Board reviewed and discussed the proposed policy, after which the proposed Policy was put up to vote. This version of the proposed Fine and Lien Policy was voted down with 2 yes votes to 3 no votes.

- o After further discussion on the proposed Policy a second version of the Fine and Lien Policy was developed. The second version of the Policy modified the amounts of the fine from the original (monthly) values of \$50, increasing to \$100 after 2 months of non-compliance to \$100, increasing to \$250 after 2 months of non-compliance. The Board President put the modified Policy up to vote, where the motion passed with a vote of 3 Yes to 2 No.

• New Board/Committee Business

✓ No new business at this time.

• Meeting adjournment: 8:02 p.m.