

Sage Creek HOA Board Meeting Minutes

Meeting Date: Tuesday January 23, 2024

Location: 10295 Sage Creek Drive

Prior to the start of the Meeting:

At the Sage Creek Annual Meeting in November, 2023, it was discussed that the Board would look to retain counsel to review the 25+ year old governing HOA documents, and specifically to develop a policy that would be consistent with Ohio law relative to any enforcement issues (“fine and lien policy”). Current governing documents do not contain this important policy.

The Board and Committee leads met with Jeffrey Dittmer, Attorney with **Dittmer, Wagoner & Steele, LLC**, a firm based in Gahanna, OH. Jeff specializes in HOA law within the State of Ohio. His participation was not paid, and he volunteered his time to provide the Board members with a general overview of HOA law in Ohio today and to answer questions from board members related to the Sage Creek HOA.

The Board was very thankful for his time and the information provided by Jeff. It was interesting to hear about the continual updates in HOA law and examples of good and bad practices at other HOA’s in central Ohio that have resulted in both positive and negative outcomes which could be very expensive when not handled correctly.

7:42 p.m. Meeting was called to order.

Roll Call (Quorum determination)

Participants: Board: Rich Sabota, Cade Wagner, Mike Ruddle, Scott Liston
Committee Members: Terry Buscemi, Chuck Bunting
Board Candidate: Paul Pankey

- The Board discussed the meeting with attorney Jeff Dittmer and unanimously agreed to move forward with retaining attorney Dittmer for the specific work scope of:
 - ✓ Reviewing Sage Creek HOA governing documents against current Ohio law and best practices, resulting in recommended changes and updates.
 - ✓ Developing a “fine and lien policy” consistent with Ohio HOA requirements to be used in “last resort” situations relative to HOA regulation enforcement.
- 2024 SCHOA Board Director and Officer Determination
 - ✓ Officer election results:
 - President – Scott Liston
 - Treasurer – Mike Ruddle
 - Vice President 1 – Rich Sabota
 - Vice President 2 – Cade Wagner
 - Secretary – Open Position
 - ✓ Of the original volunteers for possible Board participation, Mr. Paul Pankey was the only remaining candidate as of the date of the meeting.
 - Mr. Pankey provided a summary of his background and his time in Sage Creek.

- ✓ Mr. Pankey confirmed his continued interest in HOA Board participation, specifically to fill the open position of Secretary.
 - ✓ The Board members unanimously voted in favor of bringing Mr. Pankey on to the Sage Creek HOA Board of Directors, in the position of Secretary.
 - ✓ The Board thanked Mr. Pankey for his willingness to volunteer for this position.
- The Minutes from the Annual Meeting (Nov. 15, 2023) 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:
 - Annual dues collections were in very good shape with 4 dues still outstanding. He was going to reach out to those residents with a reminder.
 - ✓ Review of Q1 HOA financials as of December 31, 2023. Determined to be largely aligned with budget. Snow removal expense currently under budget.
 - ✓ It was discussed and agreed that invoices related to front gate upgrade would be paid from the capital fund. All other bills as of this date have been paid.
 - ✓ Mr. Liston provided this update on Sage Creek Certificates of Deposit with 5/3rd bank: Sage Creek had two, ten month, \$100,000 (each) Certificates of Deposit mature mid-January. These CD's produced a combined income of \$7,514 which was deposited into the Sage Creek Savings account (capital fund). Two new Certificates of Deposit, valued at \$100,000 each were put in place. These 12-month CD's will earn 3.92% interest with an APY of 4.00%.
 - ✓ Mr. Ruddle will begin pulling 2023 financial information together to submit to tax preparer.
- Committee Reports
 - ✓ Beautification Committee (Terry Buscemi)
 - Front gates landscaping lights have not been properly working. Midwest Lightscares was being contacted to repair as needed.
 - Wednesday, Nov. 13, 2024 has been reserved at the Galena United Methodist Church, for the next Annual Sage Creek HOA meeting
 - All HOA Spring/Summer 2024 vendors are under contract.
 - ✓ Welcome Committee (Chuck Bunting briefing on behalf of Sue Bunting)
 - New Residents at 2374 Sweet Clover have not yet moved into their home.
 - 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 qualified vendors for street repairs and sealing. The committee is seeking 2 to 3 quotes for any work of this nature.
- Ongoing Business
 - ✓ Gate update. (Cade Wagner)
 - Reviewed the outcomes of the upgrade to the new digital panel and physical gate repair/powder coating. Cade has been working with some neighbors who volunteered to work with the phone app for the new panel and report back on their experiences. Based on this, additional information will be made available to all residents who wish to

utilize the phone app in conjunction with the front gate

- Data from the panel indicates a high use of code “2222” to operate the gate at unusual times of the day. We discussed and agreed to remove this code as an option effective March 1, 2024 as it is not assigned to a particular resident and displays a use pattern that is consistent with third party activity that may defeat the purpose of the gate.
- Some residents have requested that we look at potential options for the rear (Trenton Road) gate that would allow easier/better access for non-resident/approved visitors. Mr. Wagner provided some options, but due to cost, no further action was considered at this time.
- ✓ “SIGN” letter/vote from resident, Russ Daniels
 - Sage Creek Resident – Russ Daniels – volunteered his own time and money to perform a written/mail vote of the residents regarding the “SIGN” issue. Mr. Daniels provided the Board with the unopened responses from the residents. The results were as follows:
 - 7 Residents voted to have the Sign language Remain as it is.
 - 17 Residents voted to explore changing the language.
 - 24 Total results
 - Since our deed language (and State law) require 75% of the residents to vote in favor of a change, we have once again fallen short of the necessary number of votes to take any further action. For the sake of clarity, there are 59 lots in Sage Creek and 75% of that number would be 44.25. We would need at least 44 votes looking to explore change to the Deed language to move forward on this.
 - The Board wishes to thank Mr. Daniels for his efforts related to this situation.
 - As a reminder, the “SIGN” language in the Deeds is as follows:

Section 9. SIGNS

No billboard, sign, or advertising device, other than one advertising the professional services of “for sale” or “for rent”, not exceeding four square feet in size, shall be erected, placed, or suffered to remain on any of said Lots. Temporary signs which are displayed for less than forty-eight hours and not redisplayed at least for one month may be displayed subject to size and location restrictions shown above.

- New Board/Committee Business

✓ None

- Next Meeting Date: March 26, 2024

- Meeting adjournment: 8:58 p.m.