

## **SAGEBROOK HOA 2023 ANNUAL MEETING**

**November 30, 2023**

**7 pm**

**Virtual**

1. **Meeting Called to Order.** The Board called the meeting to order. The following board members were in attendance: Sharon Friedman, Katie Koemans, and Bill Hickey. Board members Dave Meshkov and Jim Yaeger could not attend.
2. **Welcome.** All attendees were welcomed to the meeting, and everyone introduced themselves. In addition to the Board members at the meeting, owners Talbott and Langer attended the meeting. A quorum consists of those members in attendance at the meeting in person or by proxy.
3. **Finances.**
  - a. **Financial Status.** The current year's financial status was reviewed. On October 24, there was a total of \$39,521 on hand in the checking and savings accounts. \$39,984 was available last year on the same day.
  - b. **2024 Budget.** The 2022 Profit and Loss Report, and 2023/2024 budgets were presented. The 2024 HOA operating budget projects a negative net operating income of \$369. Dues will remain the same in 2024. A dues increase may be needed in 2025.
  - c. The Board has reviewed the Association's assets and since there are no reserve components, they have concluded that the HOA does not require a Reserve Fund.
4. **Annual Update.** The HOA installed master valves on irrigation systems to avoid water leaks.
5. **Reminders.**
  - a. Bring in trashcans from the street and store them where they can't be seen from the street
  - b. Change exterior light fixtures to meet the new Summit County Dark Skies initiative by February 2024
  - c. Submit any plans for exterior improvements to the HOA for review
  - d. Drive slowly in the neighborhood
6. **New Business.**
  - a. An owner asked if the HOA would accept electronic payments for the dues. The Board has considered this in the past and decided that the cost and extra bookkeeping that would be required for accepting electronic payments.

b. An owner noted that the County will be putting a roundabout at the exit from Route 40 at Silver Summit Drive. He felt that the HOA should advocate for berms at these roundabouts to reduce noise and car light pollution. The Board will review this issue.

c. The Board was asked to remind owners not to feed the deer this winter and that street parking is not allowed from November 15 to April 15.

7. **Election of Trustees.** The Bylaws allow for 2-year board terms. Sharon Friedman, Katie Koemans, and Jim Yaeger will continue to serve the 2<sup>nd</sup> year of their 2-year terms. Dave Meshkov and Bill Hickey's board terms are ending. They are willing to serve another 2-year term. There was a nomination to re-elect Dave and Bill to the board for another 2-year term. It was seconded and a vote was taken to elect them unanimously.

8. **Meeting Adjournment.** The meeting was adjourned at 7:20 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE, SAGEBROOK HOA MANAGER.

Sharon Friedman

NAME

President

TITLE

12-12-23

DATE