

**SAGEBROOK 2025 ANNUAL MEETING  
MINUTES**

November 5, 2025  
7:00 pm, by Zoom

**1. Call to Order**

- Meeting called to order at 7:08 pm.
- Board members Dave, Katie and Matt present along with outgoing member, Bill.
- Managers Doug & Heidi present.
- 8 homeowners present.

**2. Finances**

- Financial Status
  - HOA has \$25 k in bank.
  - Projecting a \$6 k deficit for 2025 due to irrigation repairs. Seeking recourse from Comcast for damage done to irrigation main on Fairview.
- 2026 Operating Budget - Board approved 2026 budget with 9% dues increase to \$360/yr.
  - Projected deficit \$2 k in 2026.
  - Board anticipates small annual increases to get budget back in the black and rebuild cash assets to \$40 k to provide cushion for unexpected future expenditures.
  - Dues were flat for many many years, but dues increase needed to address rising costs.

**3. Reminders.**

- Please bring in trashcans from the street and store them where they can't be seen from the street and out of reach of the magpies.
- County dark skies ordinance has been in effect since 12/31/24. This requires exterior light fixtures to meet regulations on light emission.
- Submit any plans for exterior improvements to the HOA for review.
- Please drive slowly in the neighborhood.
- Summit County prohibits street parking during winter months so plow operations are not impeded.
- Please don't feed the deer.
- Sagebrook HOA is governed by CCRs with restrictions on campers, trailers, construction rules. To maintain the character and quality of the neighborhood, everyone needs to follow the rules.
- There are several dogs within Sagebrook and nearby that bark excessively. Dogs should not be left outside for extended periods.
- Above ground back flow prevention valves are susceptible to freezing. Owners should make sure valves properly blown out. Insulated covers and/or removing valve for winter can help.

#### 4. Election of Trustees

- Trustees are elected to 2-year terms.
- Katie Koemans and Hayley Holland's terms run through 2026 annual meeting.
- Dave Meshkov elected for another 2 year term.
- Bill Hickey has decided to step down after many years on the board. Thanks for your dedication to Sagebrook community.
- Bryan Edelman elected for two year term ending at 2027 annual meeting.
- Matt Herhal was appointed by board to fill seat vacated by Sharon Friedman. Matt's appointment confirmed for balance of term ending at 2026 annual meeting.

#### 5. New Business

- Trail below Kingsford is not for construction access. Manager to consider adding signage regarding no motor vehicles (other than SBWRD) on trail.
- Kids are using short cut trail behind homes at south end of Fairview to access school and ball fields by cutting through private yards. Manager to approach Basin Rec about blocking access to that trail.
- HOA needs better enforcement on prohibition on parking campers and trailers on driveways.
- Some homeowners are interested in building greenhouses. Previous boards have treated these as outbuildings that are not permitted. Board to discuss at next meeting.
- Bryan volunteered to take on duty of keeping poop bag stations stocked. Thank you Bill for tending to this for many years.

#### 6. Adjourn

- Meeting adjourned at 7:40.

#### CURRENT BOARD MEMBERS:

Dave Meshkov, President  
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