

Sagewood Point HOA Business Meeting

Feb. 6, 2021

President, Vice President, Treasurer were present (VP acted as Secretary and took minutes)

President provided an agenda of the business meeting

- address late HOA dues
- Violations (fee assessment)
- Contractor bids for expenses of upkeep of neighborhood

1. Late HOA dues

The following late fees schedule was submitted to the Board regarding late HOA dues:

- Yearly dues are due before 2-1-21, \$180.00.
- Late delinquent letter sent out 2-1-21, with a \$20.00 fine, and the \$180.00 annual dues by 3-1-21.
- Late delinquent letter put on residence front door 3-1-21 with a \$40.00 fine, and the \$180.00 annual dues by 4-1-21.
- 4-1-21, if no payment, \$60.00 fine, lien on property, \$70.00 added for lien start and \$70.00 added for lien stop. Interest is charged on the unpaid balance. Management company assigns interest rate.

All other months, fine increases by \$20.00, and interest accrues.

Motion was made by President to accept the fee schedule and was seconded by Treasurer – a vote was held and there was unanimous approval by all Board Members that were present – motion passed.

This will get submitted to the Management Company so they can notify delinquent homeowners.

2. Violation fees

Per the covenants set forth by Celebrity Homes and accepted by homeowners upon purchase of home in Sagewood Pointe, the following fee schedule was submitted to the Board:

- Warning letter sent out for violation (violating the HOA Covenants)
- Homeowner is given one week to correct the violation, then \$20.00 fine will be issued
- Homeowner is given a second week to correct the violation, then another \$20.00 fine
- Homeowner is given a third week to correct the violation, another \$20.00 fine, and a lien will be placed on property

- The cost of a lien is \$70.00 for lien start and \$70.00 for lien stop. Interest is charged on the unpaid balance
- Any fines or late fees issued to homeowner will not count toward the following year's HOA dues

Motion was made by Vice President to accept this violation fee schedule and was seconded by the President – a vote was held and there was unanimous approval by all Board Members that were present – motion passed.

This will get submitted to the Management Company so they have the fee schedule in the event a violation is reported to the HOA Board or the Management Company.

3. Contractor Bids

Two bids were submitted for HOA approval from contractors for the general upkeep of the Sagewood Pointe neighborhood. What Sagewood Pointe HOA is responsible for:

- six out lots (weed prevention, mowing, debris cleanup, etc.)
- several drainage ponds and their surrounding areas
- the ditches, including trees, north of Grand Ave. along the east side of 180th St.
- the ditches, including trees, west of 177th St to 180th St along the south side of Fort St.
- snow removal around mailboxes

It is the homeowner's responsibility to clear snow around a fire hydrant if it is in front of their property and will not be part of the contractor's bids. Failure to not remove snow from fire hydrants will result in a violation and be fined accordingly.

The bids that were submitted were well over last year's budget which was used to set HOA dues for the 2021 year. The HOA and Management Company are working with the contractors to determine if parts of the bid can be adjusted to stay within the HOA budget. At this point, there are 35 delinquent homeowners and that amounts to over \$6000 dollars of income for the HOA.

4. New business

All exterior work/improvements to a homeowner's house or property needs approval from the Board via an Architectural Change Request form before work can commence. The form can be found on the HOA website at www.sagewoodpointehoa.com Failure to fill out an ACR may result in fines and/or liens placed on the property.

Signs that are advertising in nature are not allowed. This includes advertising for a business, religious service, etc. If the sign lists a phone number or business location, these are considered advertising. School signs with a student-athlete's name and sport are allowed. Any signs placed in the right-of-way (area between the sidewalk and the curb) may be removed without notice by the HOA.

Business meeting minutes will be posted to the HOA website as soon as possible. If any resident of Sagewood Pointe has any questions regarding these minutes, the fees, etc., please contact the management company by filling out the Contact Us form on the HOA website. This will be our primary form of communication to the homeowners outside of the Management Company's letters.

Meeting was adjourned at 7:45PM.