ROTG HOA ANNUAL MEETING MINUTES
OCTOBER 19,2026

INTRODUCTIONS:
***Twenty ROTG residents + 5 board members + 2 Sage representatives attended the meeting.**
***Board members present included Nate Maniktala, Mark Boetel, Susie Robinson, Alta Sharp, and Doug Hansen.**
***Abby and Jamie from Sage attended. Sage HOA Services is responsible for physical oversight of HOA, financial management, architectural change requests and any concerns that may arise at ROTG.**

BOARD MEMBER NOMINATIONS:
Alta Sharp is up for re-nomination and the board requires one new member to replace Nate Maniktala who is moving in 4/2027. Alta was approved through unanimous vote to remain in her position on the board. Pat Greenwood was nominated and approved through unanimous vote to replace Nate as our new board member.

BUDGET:
***The budget was provided to members. Abby reported that ROTG has $28,174.44 cash in the bank; however, $10,000 of that amount includes 2027 annual dues that have already been collected. There was discussion about some of the budgeted figures. One question involved reconciling 2026 actual landscaping expenditures versus the budgeted amount for 2027. Doug reported he has been paying out of pocket for some landscaping services. He expects no reimbursement; however, the board and residents urged Doug to request reimbursement in the future.**
***Residents present at the meeting agreed that ROTG HOA needs to have a financial reserve in order to cover unexpected and/or high cost expenses. Nate concluded the conversation about reserve accounts, explaining that Sage reports other HOA's often use a**

multiple of the current year's operating budget as a target for setting a reserve amount. Nate asked for a show of hands for a reserve equal to one year operating costs; it appeared to be unanimous support among attendees. Nate said the board would take all of the discussion into account as it determined a reserve target for ROTG HOA.

ANNUAL DUES:
ROTG HOA members have the option of paying HOA dues 1)online on the SAGE website by credit card or ACH transfer, 2) at the annual meeting, or 3)drop the payment off at the Sage office at 12335 Gold Street.

COVENANT REVIEW:
Nate opened the floor for discussion about the proposed covenant changes on the ballots that were sent to residents. It was reinforced that changes are added to the current covenant and do not replace the current covenant.
Below is a summary of discussion on each proposal at the meeting:
***Proposal 1 related to solar panels, antennas and satellites - there was no discussion.**
***Proposal 2 referred to short-term rental and leasing restrictions - Concern was raised about allowing any leases at ROTG. The board reported that this proposal was intended to address mainly VRBO and Airbnb type rentals. The homeowner is the responsible party in any situation.**
***Proposal 3 referred to remote voting and electronic communications - there was no discussion.**
***Proposal 4 referred to vehicle maintenance and EV charging - there was no substantive discussion.**
***Proposal 5 referred to cleanup of expired declarant rights - there was no discussion.**
***Proposal 6 referred to restricting traffic with a home-based business - there was no discussion.**
***Proposal 7 referred to flagpoles and flags - Installation of a flagpole and flag requires approval from the Architectural Review Committee.**

GATES:

***Doug continues to graciously take responsibility for gate maintenance/operation/schedule. Doug reported that the east gate sensor under concrete is "bad." A surface puck with time delay has been installed to prevent risk of hazard to vehicles as they exit.**

***A resident brought up an issue with the west gate whereby when the gate sensor is activated to open onto Howard Plaza, the exit gate also opens. Doug plans to look at the sensor placement/position and will address the problem. He will report to Sage so that residents are informed about a solution.**

CURRENT ISSUES OR CONCERNS:

***Fiber optics have been installed in the neighborhood around ROTG. Many residents are interested in having the option of fiber optics on Howard Plaza. Sage will contact Metronet to determine the possibility of getting fiber optics for ROTG.**

***Homeowners are reminded to ask workers and guests to park on the even-numbered side of the street.**

***Sage will email residents the results of ballot for covenant changes/additions, reminder about architectural change requests required for any external property change, and reminder about parking on even-numbered side of street. Sage will also forward 2026 Annual Meeting Minutes to residents.**

***The ROTG HOA Board requests that each resident verify or update your personal information on the Sage website, info@sagehoaservices.com.**