



# Stagecoach

**PROPERTY OWNERS ASSOCIATION, INC.**  
**Board Meeting**  
**January 25<sup>th</sup>, 2010**

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## **M-I-N-U-T-E-S**

### **CALL TO ORDER – ROLL CALL – ESTABLISH QUORUM:**

A meeting of the Board of Directors of Stagecoach Property Owners' Association was held on Monday, January 25<sup>th</sup>, 2010 at the Club House.

Bill Seng from Envera Systems gave a presentation with regard to security systems.

The meeting was called to order, by Mary Cluck, who acted as Chair at 7:20 PM. Board members present were Mary Cluck, Michael Cien, Anne Cameron, Bob Belden, Lisa McArthur and Robert Carpenter. Mark Hardy was absent. A quorum was established. Notice of the meeting was posted on the property. Joan A. Fissella, LCAM of Management and Associates, was also present and acted as recording secretary.

### **READING AND DISPOSAL OF UNAPPROVED MINUTES:**

Chair called for additions, deletions or corrections to the Board meeting minutes of November 23<sup>rd</sup>, 2009. **It was,**

**ON MOTION:** Duly made by Anne Cameron, seconded by Mike Cien and carried unanimously.

**RESOLVE:** To approve the corrected minutes of the Board meeting of November 23<sup>rd</sup>, 2009.

### **TREASURER'S REPORT:**

Michael Cien gave the following report:

1. He went over some expenses for November and December that either needed explanation or were over budget for those months.
2. We spent in November, 2009 \$29,071 and were under budget by \$2,030.
3. We spent in December, 2009 \$25,402 and were under budget by \$5,699.
4. We spent for the 2009 year \$333,775 and were under budget by \$39,438.00.
5. There are two CD's that mature in February, 2010. We need to renew and/or add to CD's in February. Lisa McArthur volunteered to check with different banks for their rates. **It was,**

**ON MOTION:** Duly made by Anne Cameron, seconded by Bob Carpenter and carried unanimously.

**RESOLVED:** To approve the Treasurer's report.

### **MANAGER'S REPORT:**

Joan Fissella gave the Manager's Report.

1. As of December 31st, 2009, there was \$182,369.52 in the operating account and \$234,639.00 in the reserve account. The delinquencies as of January 25<sup>th</sup>, 2010, were \$68,415.75 and we have filed 41 liens.
2. The letter of engagement to have the taxes prepared by an outside Accounting Firm was signed.
3. The Board discussed obtaining a Worker's Compensation policy so that it would cover any volunteers. The matter was tabled so that we could get a quote from our insurance company.
4. Joan advised the Board that Coastal Fitness has fired Paul and has a new parts and service manager and that we should be getting better service.
5. The Board discussed the long distance phone card that the attendants have used in the past. They do not make many long distances calls and Frank McVay offered for them to use his cell phone, which is paid for by the Association for any calls that are necessary.

### **COMMITTEE REPORTS:**

#### Security Committee:

Craige Cameron was not at the meeting to give a report.

#### Architectural Review Committee:

There were three applications approved at the December 14<sup>th</sup>, 2009 meeting and two applications approved at the January 18<sup>th</sup>, 2010 meeting.

#### Grounds Committee:

Frank McVay advised that there was a leak in the kiddy pool and also at the right front fountain. We have not received estimate for the repairs. **It was,**

**ON MOTION:** Duly made by Mary Cluck, seconded by Anne Cameron and carried unanimously,

**RESOLVED:** To give Frank the authority to have these repairs done in view of the fact that they are necessary and are causing too much water to be wasted and the water bill has been higher due to the leaks.

Newsletter Committee: None

Fining/Hearing Committee: None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**ADJOURNMENT:**

There being no further business to come before the Board, upon Motion the meeting was adjourned at 8:30 PM.

The next Board meeting is scheduled for Monday, February 22<sup>nd</sup>, 2010 at 7:00 PM.

Submitted by

Approved by:

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Joan A. Fissella, LCAM  
Management & Associates

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Mary Cluck, Vice-President  
Stagecoach POA