



Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.
Board Meeting
February 22nd, 2010

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, February 22nd, 2010 at the Club House.

The meeting was called to order, by Mark Hardy, who acted as Chair at 6:30 PM. Board members present were Mark Hardy, Mary Cluck, Michael Cien, Anne Cameron, Bob Belden, Lisa McArthur and Robert Carpenter. 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 January 25th, 2010 and the Organizational Meeting of January 25th, 2010. **It was, ON MOTION:** Duly made by Anne Cameron, seconded by Bob Carpenter and carried unanimously.

RESOLVE: To approve the minutes of the Board meeting of January 25th, 2010 and the Organizational Meeting of January 25th, 2010.

TREASURER'S REPORT:

Michael Cien gave the following report:

1. The balance in the interest checking account for the year to date is \$157,396.59 and our reserve accounts total \$240,364.62.
2. We spent in January, 2010 the sum of \$21,824 and were under budget by \$9,405.
3. We spent for the 2010 year \$21,824 and were under budget by \$9,405
4. On February 18th, 2010, we took the matured CD with Suntrust for \$16,178.22 and opened two (2) CD's for \$8,089.11 each with Suntrust. One for 26 months at 3% interest and one for 49 months at 3% interest with the approval of the Board.
5. There is one CD that matures on March 26th, 2010 with Wachovia and three additional CD's that mature in July, September and November, 2010. **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.

- a) The delinquencies as of February 22nd, 2010, were \$60,935.00 and we have filed 41 liens.
- b) The Board discussed obtaining a Worker's Compensation policy so that it would cover any volunteers. We received a quote from the insurance company for \$541.00. **It was**

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

RESOLVE: To obtain Worker's Compensation policy for the sum of \$541.00.

- c) The Board reviewed the estimates to repair the treadmill and the bike and also reviewed the estimates to replace the treadmill. **It was,**

ON MOTION: Duly made by Anne Cameron, seconded by Mark Hardy and carried unanimously,

RESOLVE: To repair the treadmill in accordance with estimate #1879-B for the walking belt in the sum of \$365.00 and cup holder in the sum of \$51.50 and with estimate #1884.B for the overly in the sum of \$224.95, and request estimates to replace the bike.

- d) We received a proposal from TLC for the Washingtonia Palm trees trimmed and booted at the pool area for the sum of \$100.00. **It was,**

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

RESOLVE: To accept the proposal from ATLC to trim and boot the Washingtonia Palm trees at the pool area for the sum of \$100.00.

COMMITTEE REPORTS:

Security Committee:

Craige Cameron reported that the mailboxes on Blazing Trail and Austin Range had been vandalized. He also advised that there was a Street patrol meeting next month.

Architectural Review Committee:

There were three applications approved at the February 15th, 2010 meeting.

Grounds Committee:

Frank McVay reported on the following:

- a. The pool areas have been repaired, except for three spots.
- b. The pump in the lake has been fixed.
- c. The pavers need recoated and he has received three bids. After discussing the bids, **It was,**

ON MOTION: Duly made by Anne Cameron, seconded by Robert Carpenter and carried unanimously

RESOLVE: To accept the bid from PH Brick Pavers for the total sum of \$5,400.00.

Newsletter Committee:

Gigi Cien reported as follows:

1. The January/February newsletter is done. There will be a new schedule for the newsletter in view of the fact that December is a busy month. The next one will be for three months March/April/May and thereafter it will be for two months.
2. Yard sale will be in May.
3. We need volunteers for an Easter egg hunt and for the Spring fling and GiGi will publish a request in the newsletter.

Fining/Hearing Committee: None

UNFINISHED BUSINESS:

Brian (?) and Lisa are getting more quotes for security systems.

NEW BUSINESS:

The Board discussed the rental of the hall and the agreement that is presently being used. **It was,**

ON MOTION: Duly made by Mark Hardy, seconded by Anne Cameron and carried unanimously,

RESOLVED: Commencing March 1st, 2010 to increase the rental to \$100.00 and the deposit to \$250.00. The check is to be sent to Management & Associates as soon as it is received and to be deposited into the Stagecoach account. The deposit will be returned to the homeowner after the event and after inspection that the hall was left in the same condition. The homeowner is to provide his driver's license at the time of signing the agreement and must be present during the event.

Mary Cluck will redo the agreement.

ADJOURNMENT:

There being no further business to come before the Board, upon Motion the meeting was adjourned at 8:15 PM.

The next Board meeting is scheduled for Monday, March 22nd, 2010 at 7:00 PM.

Submitted by

Approved by:

Joan A. Fissella, LCAM
Management & Associates

Mark Hardy, President
Stagecoach POA