

**STAGECOACH PROPERTY OWNER'S ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**February 28, 2005**

**Call to Order:** The meeting was called to order at 6:40 PM by Bruce Brown at the Recreation Center.

**Calling of the Roll:** The roll was called and those present were Bruce Brown, Robert Carpenter, Mary Cluck, Barbara LoVallo, Anne Cameron, Gigi Cien and Brian Troutman. Tom Picciano from Management and Associates acted as Recording Secretary.

**Reading and Disposal of Unapproved Minutes:** Minutes approved from January 24, 2005.

**ON MOTION:** Duly made by Barbara LoVallo, seconded by Gigi Cien and carried unanimously.

**RESOLVE:** To accept the minutes.

**Treasurer's Report:** Given by Brian Troutman. There are six (6) liens in place. Delinquencies as of February 28, 2005 equal \$15,906.11. Manager will check on 2004 expenses – how they are to be coded. Brian and Dan from M&A will discuss financial reporting. Manager will provide backup - for administrative codes – copy, postage, etc.

**Manager's Report:** Included with minutes.

- Erosion damage behind 25300 Seven Rivers Circle. Manager will address.
- Manager read Cantwell letter to Board.
- Email all correspondence to Bruce, do not mail.
- Read Sisk letter regarding taxi – car cover is acceptable according to Board.

**Committee Report:**

**ACC Report:** Given by Anne Cameron - discussed fine committee membership.

**Security Patrol:** Bruce gave report for Craig Cameron – New members, new shirts ordered, upcoming security patrol picnic, good success rate from patrols.

**ACC Report:** Given by Gigi Cien – Fencing and painting applications, make up most of the requests.

**Spring Fling Committee:** Given by Barbara LoVallo – First (1<sup>st</sup>) Wednesday of March for planning meeting.

**Unfinished Business:** None

**New Business:**

Len Mankin will provide a list of owners to be liened. Send list of ten (10) day people to all Board members via Bruce.

Gym equipment discussion – Time study by Brian as it relates to investing funds in gym. Discussion of whether to add new equipment or replace or repair existing ones. New equipment would be purchased from reserves.

Motion to purchase new treadmill

**ON MOTION:** Duly made by Bruce Brown, seconded by Brian Troutman and carried unanimously.

**RESOLVE:** To purchase new treadmill, not to exceed \$4,000.

Motion to purchase dumbbell set, rack, bench and mat

**ON MOTION:** Duly made by Brian Troutman, seconded by Robert Carpenter and carried unanimously.

**RESOLVE:** To purchase dumbbell set, rack, bench and mat at a cost not to exceed \$1,000.

Anne proposed reupholstering the recreational center chairs. Proposed replacing recreational center carpeting with tile – get three (3) quotes – Frank McVay is getting quotes. Tile will be paid for out of Repair and Maintenance building fund.

Contact Cypress Estates about clearing creek on Tradewinds Drive.

Parcel 1 meeting March 10, 2005 at recreational center. Gil Dembeck spoke to issue.

**Next meeting will be on March 28, 2005 at 6:30 p.m.**

**Adjournment:** It was, ON MOTION, duly made by, seconded and carried unanimously to adjourn the meeting at 7:55 P.M.

**Submitted by:**

**Approved by:**

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Tom Picciano, LCAM  
Property Manager  
Management and Associates

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Bruce Brown, President  
Stagecoach Property Owner's Association, Inc.