

**STAGECOACH PROPERTY OWNER'S ASSOCIATION, INC.**  
**SPECIAL BOARD OF DIRECTORS MEETING**  
**March 10<sup>th</sup>, 2005**

**Call to Order:** The meeting was called to order at 6:30 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.

**Parcel 1 Developer Presentation:** The developers and representatives of Parcel 1 Development made a proposal/presentation to the Board and residents in attendance. They requested conversion of Parcel 1 from C1 to C2/R1 Multi Family with two cuts to Stagecoach Village Drive. They indicated they would be willing to eliminate the Commercial portion and convert to all Residential, Multi Family, Upper Scale Townhomes. There will be no apartments and the townhome prices will range from \$170-200K. Developer is willing to work with Stagecoach on design, layout, style and other attributes to ensure the new parcel fits nicely into existing architectural style of Stagecoach.

**Board/Residents Discussion:** Bruce Brown made a short presentation on options to consider regarding Parcel 1, and discussed a range of options including cut to SC Village Drive, use of parks/paths, use of facilities and establishment of a committee to represent our residents. It was clear that the board needed to develop a proposal back to Parcel 1 Developers in a timely manner before the next DRC meeting in March. Brian Troutman also discussed key points and concerns. At the close of the meeting, Bruce Brown and Brian Troutman highlighted and captured overall sentiments and concerns and agreed, based upon general feelings of residents, Bruce Brown would respond back to the Parcel 1 Developer with Stagecoach requests, considerations, concerns. In addition, several new Parcel 1 Committee members were nominated and appointed.

**Meeting Summary:**

Stagecoach residents would fully support the development of parcel 1 as **all** multi-family residential vice a mix of residential/commercial.

If all residential, we support the residential access cut to Stagecoach Village Drive.

We only support Townhouse/Condo's (no rentals), in the upper price/luxury scale designed to be in harmony with the existing community.

We would like an exit (right turn only) from Parcel 1 onto CR54 to allow another outflow for Parcel 1 Residents.

Other Concerns (future discussion)

- Setback distances between current SC residential homes
- Barriers/Landscaping along SC Village Drive, Existing Residential Homes and Parcel 1
- Traffic Study for impact
- Waterway Management Plan

We would expect financial compensation for the use of the existing retention pond. We pay annual fees to support permitting, maintenance, weed/algae, rebuild berms, lighting/pumps, etc for all retention ponds. The additional runoff of parcel 1 would increase this burden. This is to be negotiated as to annual or lump sum payment terms with a yet to be agreed upon amount.

We would offer, and expect financial compensation for the use of existing paths, parks, walkways, etc. This would allow parcel 1 residents to be embraced by Stagecoach and welcome them to be a part of the community, enjoying the existing pathways for jogging, walking, use of doggy stations, etc. We provide funds to support and maintain the beauty and preservation of these areas. This is to be negotiated as to annual or lump sum payment terms with a yet to be agreed upon amount.

We would allow/consider the discussion for use of the Recreation Center and its amenities, similar to what we have done with Santa Fe (use of pool/restrooms) and would consider, if financially appealing to offer the use of all facilities with issued ADT keypasses. Ideally, I would prefer an annual, mandatory use fee for ALL parcel 1 residents. Overall sentiments are against this idea, however if appealing terms could be reached, it may be considered. This is to be negotiated as to annual fees with an additional lump sum payment with a yet to be agreed upon amount.

We would expect financial compensation for the general upkeep and maintenance of the shared entranceway to Stagecoach Village Drive (which includes waterfalls, lawn service, flowers, sprinklers, and general beautification). We pay annual fees to support the maintenance of these areas, and since they will be shared by Parcel 1 Residents, the maintenance costs should be shared, similar to what we do with Santa Fe. This is to be negotiated as to annual or lump sum payment terms with a yet to be agreed upon amount.

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

**Submitted by:**

**Approved by:**

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Barbara Lavallo, LCAM  
Secretary  
Stagecoach Property Owner's Association, Inc

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