

STAGECOACH PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 27, 2006

Call to Order: The meeting was called to order at 6:59 PM by Robert Carpenter at the Recreation Center.

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

Reading and Disposal of Unapproved Minutes: Minutes approved from November 28, 2005.

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

RESOLVE: To accept the minutes as read.

Treasurer's Report: Given by Brian Troutman.

- Gave expenses
- Under budget for the month
- Questioned electrical bills
- Gave reserve amounts
- Gave summary of CD's
- Pool repair investment - pool tile, pool chairs – Frank McVay gave summary of pool paver repair

ON MOTION: Duly made by Anne Cameron, seconded by Barbara LoVallo and carried unanimously.

RESOLVE: To refinish pool deck using Whites Paver Sealing Inc. for \$8,853.12.

ON MOTION: Duly made by Barbara LoVallo, seconded by Anne Cameron and carried unanimously.

RESOLVE: To purchase five (5) large chairs and five (5) straight back chairs for the pool.

Manager's Report: Read aloud by Tom Picciano

- Raymow will clean leaves around driveway area and check brush along Seven Rivers sidewalk.

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

RESOLVE: To install \$2,000 worth of mulch.

Committee Reports:

ACC Report: Given by Anne Troutman.

- Two resignations and two new members

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

RESOLVE: To accept Lloyd Evans and Fred Dichter to the ACC Committee.

- Discussed new paint colors and trim colors

Security Patrol: Given by Robert Carpenter

- Crime stats are now on website
- Report suspicious activity to Sheriffs Department
- Citizens Academy made proposal tonight

Spring Fling: Given by Barbara LoVallo

- Look at moving to second Saturday of May instead of Sunday

Unfinished Business: None

New Business:

- Parcel 1 – Discussion of using Stagecoach storm water pond. Board wants shared liability.
- 3601 Grand Forks paint – Presentation by Murphy’s regarding their trim color. President asked for submission of Dover White trim color application. Murphy’s agreed. Next meeting is on March 20, 2006 – ACC will approve that application.
- Elliptical repair – Get price with new elliptical with arm motion. Get control panel switched out with other elliptical.
- Board member responsibilities by Brian Troutman next month

ON MOTION: Duly made by Barbara LoVallo, seconded by Brian Troutman and carried unanimously.

RESOLVE: To allow Craig Cameron to administer petty cash for patrol.

ON MOTION: Duly made by Brian Troutman, seconded by Gigi Cien and carried unanimously.

RESOLVE: To pursue legal action against 3339 Castle Rock.

Adjournment: It was, ON MOTION, duly made by, seconded and carried unanimously to adjourn the meeting at 8:58 P.M.

Submitted by:

Approved by:

Tom Picciano, LCAM
Property Manager
Management and Associates

Robert Carpenter, President
Stagecoach Property Owner’s Association, Inc