

Stagecoach
PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes
Monday, August 23, 2004
7:00 P.M.
Stagecoach Recreation Center

1. Call to Order, Roll Call, Establish Quorum

Bruce Brown, President called the meeting to order at 6:40 pm. The following Board members were present: Bruce Brown, Gigi Cien, Brian Troutman, Bob Carpenter, Mark Nagel and Barbara LoVallo. Board members absent: Carmen Patton. A quorum was established.

2. Proof of Notice posted at the front entrance.

3. Approval of July meeting minutes: On motion duly made by Bob Carpenter, seconded by Mark Nagel to accept the minutes as written. A vote was taken and motion to approve passed unanimously

4. Treasurer's Report:
2005 budget needs to be put together.
Assessments need to be increased.
An announcement needs to be placed in the news letter to specify September meeting to be a budget meeting and to urge residents to please come to provide input. Budget meeting to be held September 13th at 7:00 pm at the Stagecoach rec. center.

5. Managers Report: None

6. Old Business:
Incorrect parking signs on circle – Bruce still waiting on call back from the County.

7. New Business:
A replacement of Property Manager. Effective today, we have a new property manager, Dee. A meeting with Jack Hansen, Barbara, Dee and Bruce is scheduled for this coming Wednesday at 10:00 am. We also need to ask for a partial refund for the last three months.

To be able to have the sheriff enforce no electric/motorized mini-bikes/scooters on Stagecoach property, the Board needs to pass the rule and place a letter on file with the Sheriffs office. Bruce is to check if the sidewalk is County or Stagecoach property. Once this is determined a decision will be made at the next Board meeting.

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Replacement of lava rock with poured concrete, 18"-2' at pool exterior fencing. (\$600.00 plus concrete) Frank to check if the person providing this service is licensed and insured. There is no line item in the budget to allow for this. Re-visit at next meeting.

Doggie station needed between Red Rock and Golden Eagle. Will have Jason order.

\$\$\$ to repaint club house FY05 to be discussed at budget meeting in September.

Procurement of additional table and chairs for pool use to be discussed at budget meeting in September.

Procurement of golf cart for maintenance \$1,500.00 plus 6 batteries every two years. Gas is more economical but louder. Discuss at budget meeting in September? Gigi motioned and Brian 2nd the motion to authorize Frank up to \$1,500.00 to purchase a golf cart. A vote was taken and motion approved unanimously.

Enforcement/modification to fining and enforcement policy.

1. Residents do not know what does and doesn't require an application.
 2. fine is too low. Initial fine should be higher so there will be no need for a second letter.
 3. 1 warning with 30 days to rectify and then a fine if no compliance.
 4. When new residents come for their pool passes, give them a copy of the covenants. Gigi to work with fining committee.
- Get Melrose back on track on enforcing policy, follow up and consistency.

7. Committee Reports.

Security – Craige Cameron. Crime stats stayed down for the summer. Need volunteers for the patrol. The Sheriffs golf tournament is September 9th. Citizen's academy 6 Weeks Classes coming up.
ACC committee-Gigi Cien. Applications submitted are incomplete which delays the process.

8. The county needs to be called for the holes in the street on Mossy Oak and Grand Forks.

On motion duly made by Barbara LoVallo and seconded by Brian Troutman and carried unanimously. Resolve: Meeting adjourned at 8:00 pm.

Submitted By:

Approved By:

Secretary, Barbara LoVallo

President, Bruce Brown

Dated this 23rd day of August 2004
By Order of the Board of Directors