



Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

Board Meeting April 25, 2011

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, April 25, 2011 at the Club House.

The meeting was called to order, by Mark Hardy, who acted as Chair at 6:40 PM. Board members present were Mark Hardy, Michael Cien, Bob Belden, Mary Cluck, Jean Millican and Terry Conway. Lisa McArthur was absent. A quorum was established. Notice of the meeting was posted on the property. Jeff Hahn of Management and Associates was also present and acted as recording secretary.

READING AND DISPOSAL OF UNAPPROVED MINUTES:

The Chair called for additions, deletions or corrections to the Board meeting minutes of March 28th. It was,

ON MOTION: Duly made, seconded and carried unanimously.

RESOLVE: To approve the minutes of the Board meeting of March 28th, 2011.

The Chairman next asked for a presentation from Tommy Edwards of TLC Lawn Care and to the best of his knowledge, the following was discussed:

- What is and what is not part of the Contractual Agreement
- The Turf and maintenance program
- Inferiority of the service
- Decision made for TLC to meet with Terry Conway and Jeff Hahn on Friday April 29th to walk the property and discuss any deficiencies noted

TREASURER'S REPORT:

The Chairman then asked for the **Treasurer's Report** and to the best of his knowledge, the following was presented by Michael Cien who provided the Board with the Financial information:

The Financial Summary was presented to include the amount in the Operating account, Reserves, Expenses for March 2011, and a rundown of some pertinent items in various GL accounts.

It was,

ON MOTION: Duly made by Terry Conway, seconded by Bob Belden and carried unanimously.

RESOLVED: To approve the Treasurer's Report.

The Chairman then asked for a presentation by Tom Picciano of Performance Standard Assurance (PSA) and to the best of his knowledge the following was presented:

- History of PSA
- What PSA does and how they can assist the Stagecoach community
- Decision made for PSA to develop a proposal with different options as to what they can offer now, and this information to be emailed to the Property manager to review and forward to all Board members

MANAGER'S REPORT:

The Chairman then asked for the **Manager's Report** and to the best of his knowledge, the following was presented by Jeff Hahn:

- Delinquencies over 90 days as of 4.24.11 total \$ 77,912.03. There are 45 liens recorded in the amount \$92,885.00
- Lawn care discussion
- Violation Report (111 homes currently on the report)
- Aging Report
- Inspection report for the ponds with SWIFTMUD being completed...a few minor issues and I will have an update on this by the end of this week...Alvie Griffith is the engineer completing
- Sign for the pool regarding authorized individuals is completed and to be placed in area Tuesday, April 26th
- The expiration dates for all contracts that Stagecoach has with vendors to be included in the Manager's Report at next month's Board of Director's meeting
- Discussion ensued regarding proposals from TLC. All are to be bidded out as the decision is made to NOT have TLC do anything outside the scope of their weekly responsibilities

COMMITTEE REPORTS:

The Chairman then asked for the **Committee Report** and to the best of his knowledge, the following was presented:

Security Committee

No report was given.

Architectural Review Committee:

- Discussion ensued regarding the ARC documents for roofs. Also discussed the paint colors permitted to be used in the community and the style of mailboxes permitted. Ace Hardware can provide the mailboxes that are closest to what the current ones are in the community.

Grounds Committee (Frank McVay reported)

- Lights in the falls are currently working
- Discussed the use of Riptide for pressure washing the fences, playground area and sidewalks. It was
 - **ON MOTION:** Duly made by Terry Conway, seconded by Jean Millican
 - **RESOLVE:** for Riptide to pressure wash the fences for \$2131.80
- Discussion ensued regarding the telephone box on the clubhouse exterior wall and how to keep it from getting wet when it rains. When wet, the phone lines go down and no contact can be made with the clubhouse. It was
 - **ON MOTION:** Duly made by Mike Cien, seconded by Jean Millican
 - **RESOLVE:** to attach another phone line on Frank's phone for use by the staff at the clubhouse
- Discussion ensued regarding the scoping of the lines on the clubhouse. It was,
 - **ON MOTION:** Duly made by Terry Conway, seconded by Mike Cien
 - **RESOLVE:** to contact Roto-Rooter for this work
- Discussion about the recent purchase of a new computer in the clubhouse office at an approximate cost of \$500.00.
- Discussion ensued regarding the Commercial cleaning of the restrooms. Have one proposals currently from Excel and will look to identify any other vendors who may do this project
- Lights have been replaced in the falls
- Discussion ensued regarding the grates and Mark to talk to Dino regarding this issue
- Discussion ensued regarding the use of the pool cards and allowing others into the pool who are not authorized to be there. Property Manager to create a flyer to be posted on the entrance door and clubhouse notice area
 - **ON MOTION:** Duly made, seconded and carried unanimously.
 - **RESOLVED:** for Frank to replace ground lights around the island with 27 watt bulbs
- Mike and Jean to look at bushes with Frank in the front because of darkness in this area. Also discussion ensued regarding new lights in this area. Further discussion to take place at the next Board meeting of April 25th

- Property Manager to continue to attempt contact with Intech for Cameras 14, 15, and 16 that are currently not working

Newsletter Committee:

- Gigi Cien reported that the deadline for placing articles in the next newsletter is May 20th. This is for the June/July issue.
- Check needs to be cut and payable to Mary Cluck for payment to the Spring Coloring Contest winners (4 won \$15.00 each, and 4 won \$5.00 each)

Hearing Committee:

No Report given

UNFINISHED BUSINESS:

The Chairman then asked for **Unfinished Business** and to the best of his knowledge, there was none:

NEW BUSINESS:

The Chairman then asked for **New Business** and to the best of his knowledge, the following was presented

- Mary Cluck is resigning from the Board with an effective date of when someone is found to fill her position
- Bob Belden is looking into new stereo speakers for the fitness room
- Mike signed off on the report for the CPA firm of Bashor & Legendre

The next meeting is scheduled for Monday May 23rd

ADJOURNMENT:

There being no further business to come before the Board,

ON MOTION: Duly made by Jean Millican, seconded by Bob Belden, and carried unanimously.

RESOLVED: To adjourn the meeting at 8:50PM

The next meeting is scheduled for Monday, May 23rd at 6:30PM

Submitted by

Approved by:

Jeff Hahn, LCAM
Management & Associates

Mark Hardy, President
Stagecoach POA

