

# Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

## **Board of Directors Meeting Minutes Monday, April 28, 2003 6:30 P.M. Stagecoach Recreation Center**

### 1. Call to Order, Roll Call, Establish Quorum

President, Bruce Brown called the meeting to order at 6:40 p.m. The following Board members were present: Bruce Brown, Georgiana Cien, George Morgan, Mark Nagel, Carmen Patton, and Joe Zimmerer. Tara Lebron was absent. Carl F. Sivak of the Melrose Management Group was present. A quorum was established.

### 2. Secretary Carmen Patton posted proof of Notice.

### 3. Reading and Disposal of Unapproved Minutes with correction.

On motion: Duly made by Mark Nagel, seconded by Mark Zimmerer and carried unanimously.

Resolve: Correction item 10 New Business: Georgiana Cien to serve un-expired term of Tim Hoeft or until the next scheduled election in 2003. Carmen Patton to serve the un-expired term of Barbara LoVallo or until the 2004 election.

On motion: Duly made by Mark Zimmerer, seconded by Carmen Patton and carried unanimously.

Resolve: To accept minutes with correction.

### 4. Treasurers Report

### 5. Legal

On Motion: Duly made by Mark Nagel, seconded by George Morgan. Motion carried.

Resolve: To proceed with foreclosure at 24902 BLAZING TRAIL WAY. Joe Zimmerer opposed.

### 6. Old Business

On Motion: Duly made by Joe Zimmerer, seconded by George Morgan and carried unanimously.

Resolve: To suspend Recreation Center Privileges on all accounts with 90 days or more delinquency.

On Motion: Duly made by Georgiana Cien, seconded by Bruce Brown to purchase a utility vehicle (golf cart) for the recreational center attendants' use for ground maintenance. Motion did not carry.

Resolve: Bruce Brown, George Morgan, Mark Nagel, Carmen Patton and Joe Zimmerer opposed. Georgiana Cien, abstained.

On Motion: Duly made by Carmen Patton, seconded by George Morgan. Motion carried unanimously

Resolve: To appoint Linda Valentine to head Fining Committee and recruit other members from each section of Stagecoach.

On Motion: Duly made by Joe Zimmerer, seconded by Carmen Patton. Motion carried unanimously.

Resolve: To clarify the areas bid for pressure washing by J & H Inc. and Parking Area Maintenance and accept the lowest bid.

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On Motion: Duly made by Georgiana Cien, seconded by Bruce Brown. Motion carried unanimously.  
Resolve: To amend the pool rules to allow pool toys and floating devices with adult supervision.

## 7. New Business

On Motion: Duly made by Joe Zimmerer, seconded by Carmen Patton. Motion carried unanimously.  
Resolve: To proceed with Deed Restricted Sign/No solicitation for front entrance

On Motion: Duly made by Joe Zimmerer, seconded by Carmen Patton. Motion carried unanimously.  
Resolve: Authorized Carl Sivak, Melrose Management to proceed with lighting for flagpole.

On Motion: Duly made by Bruce Brown, seconded by George Morgan. Motion carried unanimously.  
Resolve: To limit Management Fund Expenditures by Melrose Management to \$1,000.00 without approval from Board.

On Motion: Duly made by Bruce Brown, seconded by George Morgan. Motion carried unanimously.  
Resolve: To accept revised Recreational Center Attendant Duties/Responsibilities.

On Motion: Duly made by Mark Nagel, seconded by Joe Zimmerer. Motion carried unanimously.  
Resolve: Next Board meeting 5/19/2003 instead of 5/26/2003.

On Motion: Duly made by Georgiana Cien, seconded by \_\_\_\_\_ . Motion carried unanimously.  
Resolve: To erect another doggy dispenser on common grounds.

The Board President and Recreational Center Supervisor will be the only authorized users of Corporate Credit Cards.

The Treasurer must validate any excess payment of contracts.

Recreational Center Staffing

Tabled at this time.

## 8. Managers Report

## 9. Committee Reports

Georgina Cien gave the ACC report.

Anne Cameron gave the Security Report.

Barbara LoVallo gave the Landscape and Gardening Report and asked the Board for assistance in obtaining volunteers.

## 10. Adjournment

The meeting was adjourned at 8:30 p.m.

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PROPERTY OWNERS ASSOCIATION, INC.

Submitted By:

Approved By:

\_\_\_\_\_  
Secretary, Carmen Patton

\_\_\_\_\_  
President, Bruce Brown

Dated this 19<sup>th</sup> day of May, 2003  
By Order of the Board of Directors