

Stagecoach
PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes
Monday, September 27, 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 7:00 pm. The following Board members were present: Bruce Brown, Gigi Cien, Brian Troutman, Bob Carpenter, Mark Nagel, Barbara LoVallo and Carmen Patton. A quorum was established. Dee with Melrose was absent.

2. Proof of Notice posted at the front entrance.

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

4. Legal: No recent updates.
Two remaining cases with Steve Mezer.
Four to lien.
Receivables lowest seen in a very long time.

5. Treasurer's Report:
Brian Troutman went over last months expenditures. Wants to see specs for pool pump as he thinks the price was pretty high. August expenditures were About \$26,000.00.

6. Managers Report: None

7. Old Business:
On motion duly made by Barbara LoVallo and second by Gigi Cien and voted unanimously in favor of:
Resolve: To bring Ann Troutman onto the ACC Committee to fill the spot that became vacant at Eric Lebron's departure from the committee.

8. New Business:
Breach in berm. Engineering report has been ordered and contractors have been out to give bids. No bids have come in as of yet.

Entrance Fountain/Waterfall: Pump was burned out due to trash and debris (paper, soap bottles, etc.) blocking intake.

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FY05 Budget: Reviewed planning worksheet/spreadsheet line item by line item and how the figures were established. Discussed possibilities for reserve funding. On motion duly made by Mark Nagel, seconded by Barbara LoVallo and voted unanimously in favor of:

Resolve: To approve the budget as written.

On motion duly made by Barbara LoVallo, seconded by Mark Nagel and voted unanimously in favor of:

Resolve: To raise assessments to \$155.00 per quarter effective 1-1-05.

Nominations for replacement on the Board of Carmen Patton, Bob Carpenter and Mark Nagel as their terms expire the end of this year.

On motion duly made by Bruce Brown and seconded by Gigi Cien to not allow use of the Rec. Center facilities for any organized function that is not Stagecoach sponsored without payment of rental fee and security deposit. A vote was taken as follows – In Favor: Barbara LoVallo, Bruce Brown, Gigi Cien, and Bob

Carpenter

and Carmen Patton. Against: Mark Nagel & Brian Troutman. Motion passed by majority vote.

Next meeting, look at Rec. Center rental fee.

9. Committee Reports:

Security Patrol Craige Cameron – Crime stats are down. Sheriff scheduled for October.

ACC Committee Gigi Cien – Application activity is down.

On motion duly made by Barbara LoVallo and seconded by Carmen Patton and carried unanimously. Resolve: Meeting adjourned at 8:30 pm.

Submitted By:

Approved By:

Secretary, Barbara LoVallo

President, Bruce Brown

Dated this 27th day of September 2004
By Order of the Board of Directors