



# Stagecoach

**PROPERTY OWNERS ASSOCIATION, INC.**  
**Board Meeting**  
**October 26<sup>th</sup>, 2009**

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## **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, October 26th, 2009 at the Club House.

One of the mothers requested that the Board have someone clean the playground equipment from being wet/dirty.

The meeting was called to order, by Mary Cluck, who acted as Chair at 6:45 PM. Board members present were Mary Cluck, Michael Cien, Anne Cameron, Mark Hardy, Lisa McArthur and Robert Carpenter. Brian Troutman was absent. A quorum was established. Notice of the meeting was posted on the property. Joan A. Fissella, LCAM of Management and Associates, was also present and acted as recording secretary.

### **READING AND DISPOSAL OF UNAPPROVED MINUTES:**

Chair called for additions, deletions or corrections to the Board meeting minutes of September 28th, 2009. **It was,**

**ON MOTION:** Duly made by Mary Cluck, seconded by Anne Cameron and carried unanimously.

**RESOLVE:** To approve the corrected minutes of the Board meeting of September 28th, 2009.

### **TREASURER'S REPORT:**

Michael Cien gave the following report:

For the month of September, we spent \$23,870.00. We were \$7,231.00 under budget for the month and are \$30,426.00 under budget for the year. **It was,**

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

**RESOLVED:** To approve the Treasurer's report.

## **MANAGER'S REPORT:**

Joan Fissella gave the Manager's Report.

1. As of September 30th, 2009, there was \$11,086.94 in the operating account and \$228,243.08 in the reserve account. The delinquencies as of October 26th, 2009 are \$60,310.75 and we have filed 34 liens and there is one bankruptcy.
2. We still need to get volunteers for the fining/hearing committee.

## **COMMITTEE REPORTS:**

### Security Committee:

Anne Cameron gave the following report for Craige Cameron:

- There will be no patrol meeting in November. The next meeting will be after the New Year.
- Craige has sent an article for the newsletter concerning security.
- He has added some extra police patrol in the daytime.

### Architectural Review Committee:

No one from the ACC committee was present to give a report.

### Grounds Committee:

Frank McVay reported on the following:

- We obtained a quote from Pavers by Design to install pavers from the playground to the pool deck walkway in the sum of \$365.00. **It was,**

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

**RESOLVE:** To have the pavers installed by Pavers by Design from the playground to the pool deck walkway for the sum of \$365.00.

- Sidewalk behind 25344 Seven Rivers is lifting up. Will get estimate from TLC.
- Graffiti on sidewalk, fence and dumpster.
- Need to check on additional security.
- Purchased five (5) chairs.
- Joan will check on alternative bulbs.

### Newsletter Committee:

GiGi Cien reported on the following:

- Craige's article in the newsletter about break ins., etc.
- Community garage sale will be November 14<sup>th</sup>, 2009 from 7 AM to 12 noon.
- We need to get judges for the Christmas light contest and the coloring contest in the newsletter for the kids. There will be an article in the newsletter requesting volunteers who will do the judging between December 14<sup>th</sup> and 18<sup>th</sup>. The prizes will be in the form of cash.

### Fining/Hearing Committee:

Joan advised that we have not received any volunteers for the committee and cannot hold a meeting until we have a committee.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

Michael Cien went over the figures for the proposed 2010 budget. **It was,**

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

**RESOLVE:** To approve the 2010 budget as submitted with maintenance fees in the sum of \$155.00 per quarter.

**ADJOURNMENT:**

There being no further business to come before the Board, upon Motion the meeting was adjourned at 8:10 PM.

The next meeting is scheduled for Monday, November 23rd, 2009 at 6:30 PM.

Submitted by

Approved by:

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Joan A. Fissella, LCAM  
Management & Associates

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Mary Cluck, Vice-President  
Stagecoach POA