



# Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

Board Meeting  
March 23<sup>rd</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, March 23<sup>rd</sup>, 2009 at the Club House.

There were ten or more homeowners present concerning the playground project. The mothers indicated that they had a petition signed by over 140 homeowners concerning the upgrade to the playground. The Board and the mothers had a discussion concerning their previous meeting in November and what the mothers expected. The Board explained that they were working on the project and finances would not allow the entire project to be completed at one time to incorporate everything that was to be done.

The meeting was called to order by Brian Troutman, who acted as Chair at 7:20 PM. Board members present were Brian Troutman, Michael Cien, Anne Cameron, Lisa McArthur, Mary Cluck and Ken Koran. Robert Carpenter 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 February 23<sup>rd</sup>, 2009. **It was,**

**ON MOTION:** Duly made by Anne Carpenter, seconded by Ken Koran and carried unanimously.

**RESOLVE:** To approve the minutes of the Board meeting of February 23<sup>rd</sup>, 2009.

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

Ken Koran gave his report by follows:

We spent \$24,877 for the month of February, which is \$6,224 below budget. We are approximately \$11,000.00 under budget so far this year; however, this figure will decrease as the year goes on when we pay certain bills.

**MANAGER'S REPORT:** Copy attached and made a part hereof.

Joan Fissella gave the Manager's Report. Some items discussed were:

1. There is \$149,300.07 in the operating account and \$251,407.99 in the reserve account, which is mainly CD's.
2. As of March 23<sup>rd</sup>, 2009, there is \$31,822.50 in delinquencies. There are 22 liens that have been filed.
3. There is some confusion with regard to the instructions given to the gym people and they have requested that all communications with regard to repairs, ordering supplies, etc., go through Joan. This way she can keep tabs on what is going on with them. They will contact her by phone after their monthly inspection to give her a report.

### **COMMITTEE REPORTS:**

#### Security Committee:

- Craige Cameron was absent and Anne advised that there were no incidents except for a stolen car on Seven Rivers.

#### Architectural Review Committee:

- ❖ Lloyd Evans was not present and Ann Troutman advised that there were eleven (11) applications for paint, fences, etc.
- ❖ She also wanted to remind the homeowners not to blow their grass clippings and trimmings in the Street.

#### Grounds Committee:

Frank McVay gave the report. Some items discussed were:

- New goals for the basketball goals were ordered and installed because the old ones were rusted, old and falling apart.
- There is graffiti on the bench at Cheyenne. We will contact the pressure washing company to clean it and also proceed with the fence cleaning.

#### Newsletter Committee:

GiGi Cien gave the report.

- ✓ She is working on the next newsletter. Send in any articles.
- ✓ Garage sale is scheduled for May 16<sup>th</sup>, 2009 from 7:00 AM to noon.
- ✓ Spring Fling is scheduled for May 3<sup>rd</sup>, 2009 from noon to 4:00 PM.
- ✓ GiGi asked the mothers that were present for volunteers for activities for the children because the people who have done things in the past are getting too old.

#### Fining Committee:

Harold Soskin gave a report as follows:

- None of the homeowners that were notified appeared before the committee on March 16<sup>th</sup>, 2009. Joan asked Harold if he could put the type of violation in his report from now on. Sometimes there are multiple letters sent to a homeowner for different violations instead of one letter because the letter needs to state the section of the DCCR for that violation.

**UNFINISHED BUSINESS:**

❖ The Board discussed the three (3) playground expansion options, which Brian had put together and also based on what the mothers in the community requested. The total cost of the project is approximately \$58,000 to \$60,000 and we are getting more estimates with regard to other options. The Board tabled the decision until the next meeting.

❖ The Board then reviewed the commercial vehicle definition that Brian had put together. **It was,**

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

**RESOLVE:** To accept the proposed interpretation of the “commercial vehicle” presented to the Board by Brian with the corrections made.

Joan will forward same to the attorney to look over and advise if we can put it in the newsletter or if a copy needs to be sent to each homeowner.

❖ Brian spoke with Bruce concerning the website and Bruce has agreed to continue to be the web-master for the community.

**NEW BUSINESS:**

1. Brian advised that we have had some complaints about the exercise mat in the workout room because it has outlived its usefulness. **It was,**

**ON MOTION:** Duly made by Brian Troutman, seconded by Anne Cameron and carried unanimously.

**RESOLVE:** To purchase two (2) new exercise mats for the workout room.

2. The Board received a suggestion that the TV’s in the workout room be replaced. **It was,**

**ON MOTION:** Duly made by Mary Cluck, seconded by Michael Cien and carried unanimously.

**RESOLVE:** To upgrade the two (2) TV’s to one (1) flat screen and Frank McVay will measure and get the size that will fit.

**ADJOURNMENT:**

There being no further business to come before the Board, upon Motion the meeting was adjourned at 8:30 PM. The next meeting is scheduled for Monday, April 27, 2009.

Submitted by

Approved by:

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Joan A. Fissella, LCAM  
Management & Associates

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Brian Troutman, President  
Stagecoach POA