



Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

Board Meeting
June 22nd, 2009

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, June 22nd, 2009 at the Club House.

The meeting was called to order by Mary Cluck, who acted as Chair at 6:50 PM. Board members present were Mary Cluck, Michael Cien, Anne Cameron, Lisa McArthur, Ken Koran 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 May 20th, 2009 as corrected. **It was,**

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

RESOLVE: To approve the corrected minutes of the Board meeting of May 20th, 2009.

TREASURER'S REPORT:

Ken Koran gave the following report:

We spent a total of \$28,482.00 for the month, which is \$2,619 under budget. We are \$16,034 under for the year. We will need \$235,315 in the reserve at the end of the year in accordance with the reserve study.

It was,

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

RESOLVED: To approve the Treasurer's report

Ken Koran announced to the Board that he has sold his house and will resign from the Board and as Treasurer on July 31st, 2009. Michael Cien volunteered to accept the Treasurer's position and Ken will train him before his resignation.

MANAGER'S REPORT:

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

1. TLC has repaired the leak in the parking lot and under the sidewalk in front of the clubhouse and has filled in the holes and concreted the sidewalk and put blacktop in the parking lot.
2. We received an estimate from Gulf Coast for plants in the pond for a total of \$601.50. Frank advised that Gulf Coast was coming to our meeting next month to give us more information and the matter was tabled to then.
3. In view of the fact that there had been some resignations from the fining/hearing committee, the Board asked for volunteers and asked that something be put in the newsletter requesting volunteers. David Krauss, who was at the meeting, volunteered to be on the committee. Joan will check with the other members who did not resign if they were still interested in being on the committee.

COMMITTEE REPORTS:

Security Committee:

Craige Cameron was not present and Anne Cameron gave the following report;

- Things have been quiet.
- There is a semi-annual meeting on Friday, June 26th, 2009.

Architectural Review Committee:

- ❖ Lloyd Evans was not present and Ann Troutman advised that there were three applications; two for fences and one for paint that were approved.

Grounds Committee:

Frank McVay reported on the following:

- Everything is running smoothly.
- The pool needs 20 new filters at a cost of \$450.00 and he is ordering them.

Newsletter Committee:

GiGi Cien reported on the following:

- Cut-off for articles for the newsletter is now.
- Mary advised that there are kids going around looking for open garage doors and we need to advise homeowners through the newsletter to keep them closed.
- Stephanie Myers asked the Board about giving ballroom dancing lessons at the Clubhouse and an article will be put in the newsletter to see if homeowners are interested.

Hearing Committee: None

UNFINISHED BUSINESS:

- ✚ Brian spoke with Matt from Playgrounds Plus. The equipment is in their shop and they have scheduled installation for Tuesday, June 30th, 2009 and (if needed) Wednesday, July 1st, 2009. Frank will take down the section of the fence required for access.
- ✚ Joan has cut a check for the balance of \$8,588.29 and gave it to Ann Troutman for Brian to give upon completion to Playground Plus.
- ✚ The subject of trash cans was discussed and the Board directed Joan not to write any violations for trash cans left out during her inspections on Wednesday. She is only to write violations if a homeowner complains.

NEW BUSINESS: None

ADJOURNMENT:

There being no further business to come before the Board, upon Motion the meeting was adjourned at 7:50 PM.

The next meeting is scheduled for Monday, July 27th, 2009 at 6:30 PM.

Submitted by

Approved by:

Joan A. Fissella, LCAM
Management & Associates

Brian Troutman, President
Stagecoach POA