

# Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

## Board of Directors Meeting Minutes

Monday, July 26th, 2004

7:00 P.M.

### Stagecoach Recreation Center

#### 6:30 PM Open Forum

1. Anne Cameron wants beer and wine allowed at the club house. Asked how to go about getting this on the ballot for vote at the annual meeting.
2. Sheila on Golden Eagle is concerned about the ponds and algae.
3. Frank McVay gave the Board a list of concerns and comments for the Board to review.
4. Mary Cluck addressed the Board. She is interested in the rental of the Club house. Do you rent by the event or the day? She Wants to have a free seminar at the Rec. center to give a sales pitch on selling her insurance.
5. A gentleman spoke complaining of his neighbors taking over the wet lands, storm water areas, etc. They are cutting down trees in the wet lands for a better view.

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

Bruce Brown, President called the meeting to order at 6:55 pm. The following Board members were present: Bruce Brown, Gigi Cien, Brian Troutman, Carmen Patton Bob Carpenter, Mark Nagel and Barbara LoVallo. Board members absent: none. A quorum was established.

#### 2. Proof of Notice posted at the front entrance.

#### 3. Report on ponds presented by Keith Wiley and Shawn of Aquatic Systems.

Debris removal on grates is done quarterly per the contract. Is this something We need to revisit?

They make two visits to Stagecoach per month and each pond is treated once a month for algae, submerged vegetation and shore grasses. We have a lot of submerged vegetation and it could take two to three months to get this all balanced and under control. They feel we are 50% there and are looking at October for maximum results.

They will leave a service report at the office after each visit they make.

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4. Approval of June meeting minutes: On motion duly made by Brian Troutman, seconded by Gigi Cien to accept the minutes as written. A vote was taken with the following: In favor – Gigi, Bob, Barbara, Carmen, Mark and Brian. Bruce Brown abstained as he was not present at the last meeting.
5. Treasurer's Report:  
Brian Troutman presented a graph and spreadsheets. He is not as concerned as previously. He believes monthly expenditures are up due to more accurate reporting. He presented 2004 actuals and projections and noted we have not been funding the reserves. Budget meeting to be held in September.
6. Legals:
  - a. Liens are going down.
  - b. Waiving of late fees? No.
7. Managers Report:  
Violation letters are completed but for five from 2004. Bruce to provide Don with a list of outstanding issues. Don will address.
8. Old Business:  
Play equipment and access. On motion duly made by Barbra LoVallo and motion seconded by Mark Nagel to accept process as written and presented by the ACC Committee. A vote was taken as follows: Approved: Bob, Barbara, Gigi, Mark and Bruce. Opposed: Carmen and Brian. Motion approved.
9. New Business  
Melrose is not performing responsibilities as per our contract. Communication is lacking. A more proactive approach is needed.
10. Committee Reports.  
Security – A report was e-mailed to the Board. Vandalism is decreasing.  
Fine Hearing Committee. – Nothing to report. There have been no requests for hearings.

On motion duly made by Mark Nagel and seconded by Barbara LoVallo and carried unanimously  
Resolve: Meeting adjourned at 8:15 pm.

Submitted By:

Approved By:

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Secretary, Barbara LoVallo

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President, Bruce Brown

Dated this 26th day of July 2004  
By Order of the Board of Directors