

Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

Monday, June 28th, 2004

7:00 P.M.

Stagecoach Recreation Center

6:30 PM Open Forum

1. Gil Dembeck brought up the issue of Santa Fe violating an encroachment. Gil stated he addressed this to the Board two months ago and asked if the Board had done anything about it yet? Contract and plat should be on file at Melrose.
2. Gil Dembeck brought up a problem with the well pump. Frank McVay is our maintenance person. Gil wants to volunteer to be on a "Maintenance Committee".
3. Debbie Ross who lives on Gunsmoke brought up her concern with a large opening at the storm drain on the common area between her home and the house behind her on Mossy Oak Circle. She is concerned that a child could fall in. We need to have Frank take a look at and see if he can do something with it.
4.
 - a. Phyllis who lives on Gunsmoke complained that parents are not keeping their children quiet and under control at the pool. She asked that a mention be made in the news letter asking that parents be more cooperative in keeping their children quiet and under control. It was also suggested that there be an adult only swim time established.
 - b. She also complained that the play ground area should be sand and noted that it is currently full of dirt, spurs and grass.
 - c. She also complained about the really dark house on Golden Eagle and how it is not in keeping with the community.
 - d. Phyllis questioned the budget line item of \$8,500.00 for office supplies. She thinks that is a bit much. Also asked what is on site labor compared to maintenance.
5.
 - a. Sheila is a home owner on Golden Eagle. She said the pond in the back is a mess. Don told her that it had been treated on Thursday. She stated that maintenance can't go on a once a month basis.

More is needed to stay on top of the problem.

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- b. Sheila asked who reports violations. She received a letter for a commercial vehicle being parked in the road in front of her home. She stated that she does not own a commercial vehicle and that She found the letter to be threatening.
 6. Mary Rycerz stated that kids playing in the fountains splashed chlorine water on the plants and killed them. She stated that kids playing in the fountains is a problem.
 7. George Morgan stated that there are trashy signs all over the community. What recourse is there to make people stop putting them up?
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1. Call to Order, Roll Call, Establish Quorum

Gigi Cien, Vice President called the meeting to order at 7:20 pm. The following Board members were present: Gigi Cien, Brian Troutman, Carmen Patton Bob Carpenter, Mark Nagel and Barbara LoVallo. Board members absent were: Bruce Brown. A quorum was established.

2. Proof of Notice at the front entrance.

3. Approval of May meeting minutes: On motion duly made by Carmen Patton, seconded by Bob Carpenter to accept the minutes as written. A vote was taken with the following: In favor – Gigi, Bob, Barbara, Carmen and Brian. Against – Mark Nagel. June meeting minutes were approved as written.

4. Treasurer's Report

Brian Troutman presented a grid. Spending trend is \$21,000.00 beyond y.t.d. budget of last year. Lawn maintenance and electric are over budget. Many line items are over budget. We need to get back on track.

If we have a lien on a property and the property is sold and the lien is not settled, who is responsible? Isn't the title company responsible?

5. Managers Report

No report given

6. Old Business

The ACC committee was charged with play equipment issues. Michael Cien came up with a process for the Board to review for discussion at the July meeting.

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7. New Business

Ponds have been treated but it takes 7-10 days to see results.

Carmen spoke of drains and debris and their affect on the ponds. Lawn maintenance blows clippings into the ponds. Carmen would like someone from the county to come out and address the Board on this topic.

Complaints regarding violation letters. New owners are receiving letters addressed to the former owners.

If a commercial vehicle is parked in the street, how does Melrose determine ownership? If the vehicle is parked in the street, police can be called. Only if the vehicle is in a driveway can a letter go out.

Barbara LoVallo asked what it would take to have a stop sign put up at the corner of Stagecoach Boulevard and Colorado Boulevard. It is very dangerous and there is a high potential for an accident due to poor visibility and speeding traffic.

8. Committee Reports

ACC Committee: The ACC Committee is getting more applications. It is suggested that Melrose take the ACC log when doing their drive through.

It is suggested that we have a permanent section in the news letters for new comers.

Fining Committee: Can the Board consider purchasing a small digital camera for the committee?

On Motion: Duly made by Barbara LoVallo, seconded by Carmen Patton and carried unanimously.

Resolve: Meeting adjourned.

Submitted By:

Approved By:

Secretary, Barbara LoVallo

President, Bruce Brown

Dated this 28th day of June 2004
By Order of the Board of Directors