

STAGECOACH PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 28, 2005

Call to Order: The meeting was called to order at 6:44 PM by Bruce Brown at the Recreation Center.

Calling of the Roll: The roll was called and those present were Bruce Brown, Robert Carpenter, Mary Cluck, Barbara LoVallo, Anne Cameron, Gigi Cien and Brian Troutman. Tom Picciano from Management and Associates acted as Recording Secretary.

Reading and Disposal of Unapproved Minutes: Minutes approved from February 28, 2005.

ON MOTION: Duly made by Bruce Brown, seconded by Brian Troutman and carried unanimously.

RESOLVE: To accept the minutes with one correction made to the fine report. It was given by Anne Cameron, not Gigi Cien.

Motion to accept special BOD meeting minutes, regarding Parcel I.

ON MOTION: Duly made by Brian Troutman, seconded by Robert Carpenter and carried unanimously.

RESOLVE: To accept special BOD meeting minutes.

Treasurer's Report: Given by Brian Troutman.

- Explained 2004 expenses and how they are booked.
- 2004 was over budget.
- Discussed reserve funding, active deposits are now occurring into reserve accounts.

Manager's Report: Included with minutes.

- Cost to remove decay in oak trees is \$1,350 per day, two to three days worth of work.
- Manager will get price of PVC fence panels on Seven Rivers Circle to stop bicyclists.

Committee Report:

ACC Report: Given by Gigi Cien – Fencing, painting applications being received. Trim and keystone on Grand Forks needs to be changed.

Security Patrol: Given by Bruce Brown.

- Low crime in Stagecoach
- Automobile stolen
- Deputy scheduled for April
- Shirts have arrived
- Recruiting members

Spring Event Committee: Given by Barbara LoVallo – Raymow needs to control ants prior to event.

- Memorial marker for Mark Nagle
- Code to community activities #7930-000

Unfinished Business:

Exercise equipment discussion. Discuss warranty, extended. R&M equipment repair will be coded to 08110-028.

Tile installation for recreation center – award contract to Keeps Carpet One

ON MOTION: Duly made by Bruce Brown, seconded by Brian Troutman and carried unanimously.

RESOLVE: To code tile installation to building R&M 8110-002.

To re-upholster recreation center furniture.

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

RESOLVE: To code upholstering to building R&M 8110-002.

Flowering trees and tree work not to exceed \$6,000. 3 day maximum on tree trimming, Discussion of memorial tree – oak in park as well as flowering trees. \$1,500 maximum for oaks and flowering trees. Code to 8210-004.

ON MOTION: Duly made by Bruce Brown, seconded by Robert Carpenter and carried unanimously.

RESOLVE: Not to exceed \$6,000 for tree trimming and planting in park.

Front entry cameras are non-operational. Is there interest in getting them up and running? It will cost approximately \$5,000.

Frank McVay – Shuffleboard/Horseshoe – Shuffleboard court \$8,000 to build, professionally built. \$1,750 for both, non-professionally built. Put items on website to gauge interest of shuffleboard/horseshoe.

Parcel 1 – Report by Gil Lembeck on status of Parcel 1. Discussion of commercial vs. residential zoning.

ON MOTION: Duly made by Brian Troutman, seconded by Bruce Brown all in favor except Gigi Cien.

RESOLVE: To support Parcel 1 community recommendations with the exception of approving the use of single cut off Stagecoach Blvd.

New Business: None

Next meeting will be on April 25, 2005 at 6:30 p.m.

Adjournment: It was, ON MOTION, duly made by, seconded and carried unanimously to adjourn the meeting at 8:25 P.M.

Submitted by:

Approved by:

Tom Picciano, LCAM
Property Manager
Management and Associates

Bruce Brown, President
Stagecoach Property Owner's Association, Inc.