

STAGECOACH PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 23, 2005

Call to Order: The meeting was called to order at 6:42 PM by Bruce Brown at the Recreation Center.

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

The reading of the April 25, 2005 meeting minutes was tabled until the next meeting.

Treasurer's Report: Given by Brian Troutman.

- Financial condition at present time
- Projected overruns for the year
- Monthly funding to reserves
- Discussed delinquencies and their age
- CD was rolled over; another CD is coming due in June, Board instructed the Property Manager to roll the CD over
- No correspondence between the County and the Management company on the Castle Rock home property tax issue.

Manager's Report: Included with minutes.

- Board approved upholstery bill
- New work orders were issued for lakes on Castle Rock and Raymow will handle clover spraying and debris from accident on boulevard

Committee Reports:

ACC Report: Given by Gigi Cien.

- Gigi and Anne motion to have Sue Hibbard join the committee to replace Don Kruglak.
ON MOTION: Duly made by Gigi Cien, seconded by Anne Cameron and carried unanimously.
RESOLVE: To add Sue Hibbard to the ACC

Security Patrol: Given by Anne Cameron.

- New members have joined
- Crime stats posted
- Deputies scheduled for next 3 weeks
- County Citizens Academy starts soon

Fining Committee:

- Forward fining letters to Fred Dichter, chair of Committee, fine letter comes from attorney

Unfinished Business: None

New Business:

- a) Legal update
Collection attorney's report presented
Mezer still has 2 outstanding issues
- b) Rec center rental fee – deposits discussed and how to process. Rental fee stays at \$50.00. Deposit stays at \$200.00. Management & Associates will handle damage deposit and return funds after sign-off.
- c) Clubhouse bathrooms – Anne would like bathrooms cleaned better on a regular basis. Barbara will coordinate cleaning effort, in-house. Rec center kitchen closet will be re-furnished.
- d) Dumbbell purchase – motion to approve purchase of 3 & 8 lb. sizes.
ON MOTION: Duly made by Barbara LoVallo, seconded by Gigi Cien and carried unanimously.
RESOLVE: To purchase dumbbells
- e) Direct TV to BrightHouse - \$92.00 down to approximately \$50.00 a month. Lose some channels and digital box. Approximately \$85.00 per month for TV and broadband service from BrightHouse. 2 year contract.
ON MOTION: Duly made by Bruce Brown, seconded by Barbara LoVallo and carried unanimously.
RESOLVE: To accept BrightHouse at approximately \$85.00 per month for TV and broadband service.
- f) Santa Fe bus stop issue – Property Manager read recent letter from Joe Cianfrone to Santa Fe. No response as of May 23, 2005.
- g) Wireless hotspot for clubhouse to be discussed at a later date
- h) Add public computer for clubhouse – Board will look for resident feedback
- i) Clubhouse/Pool access privilege revoked due to liens or fines. Presented in writing by President.
ON MOTION: Duly made by Barbara LoVallo, seconded by Anne Cameron and carried unanimously.
RESOLVE: To accept new Clubhouse/Pool access suspension policy as it relates to Liens/Fines.
- j) Pool use – discussion of guest use of pool. How many people can be accommodated? President will have Attendants record daily of pool/pool deck areas for 30 days for Board review in June.
- k) Community car wash for Breast Cancer
ON MOTION: Duly made by Bruce Brown, seconded by Anne Cameron and carried unanimously.
RESOLVE: To allow event
- l) Speed bumps – update will be presented in newsletter
- m) Cypress Estates – no additional response regarding cleaning of creek.

- n) President discussed “Welcome to Community” information. President will take for action and prepare “New Resident Information Package”.
- o) Attorney – put together recommendations for new attorney
- p) Committee composition of Board members – Are there too many Board members on committees? Particularly the ACC. There appears to be enough outside volunteers at this time, as opposed to the past. Board will obtain requests in writing from residents seeking appointment to ACC and current Board Members will voluntarily step down..
- q) Parcel 1 – Discussion of DRC decision by President. Traffic light may be installed if study warrants it, upon completion of Parcel 1 per contract with Santa Fe Developers, however it must obtain County approval and be funded by Stagecoach.

Next meeting will be on June 27, 2005 at 6:30 p.m.

Adjournment: It was, ON MOTION, duly made by, seconded and carried unanimously to adjourn the meeting at 8:35 P.M.

Submitted by:

Approved by:

Tom Picciano, LCAM
Property Manager
Management and Associates

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