



Stagecoach

STAGECOACH PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
AUGUST 28, 2006

Call to Order: The meeting was called to order at 6:45 p.m. by Robert Carpenter at the Recreation Center.

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

Reading and Disposal of Unapproved Minutes: Minutes approved from the July 24, 2006 meeting.

ON MOTION: Duly made by Barbara LoVallo, seconded by Anne Cameron and carried unanimously.

RESOLVE: To accept the minutes as written.

Treasurer's Report: Read aloud by Brian Troutman

- Gave monthly expenditures, under budget for month and year
- No anomalies
- High electric bill for month, but budgeted for it.
- Reserve contribution added from Santa Fe
- Closed SunTrust CD and transferred to money market

Manager's Report: Prepared by Tom Picciano and entered into the record.

- Motion to foreclose Stagecoach 480
ON MOTION: Duly made by Barbara LoVallo, seconded by Anne Cameron and carried unanimously
RESOLVE: To file claim against 3339 Castle Rock Circle
- Motion to foreclose Stagecoach 138
ON MOTION: Duly made by Barbara LoVallo, seconded by Gigi Cien and carried unanimously
RESOLVE: To file claim against 3333 Castle Rock Circle

Committee Reports:

ACC Report: Ann Troutman

- 6 applications: 4 painting, 1 pool, 1 cage
- 2 paint applications not approved

Security Patrol: Craige Cameron

- Written report entered into record
- Looking for volunteers
- Parking regulators will be enforced on Mossy Oak Circle

Unfinished Business:

- Rental rules for Clubhouse still not finished

New Business:

- Reserve Analysis – discussion of employing GAB Robins to assess useful life of assets
- Get detail for Clubhouse
- Mail sample of report to Board of Directors
- Motion to accept bid of GAB Robins
ON MOTION: Duly made by Barbara LoVallo, seconded by Mitch Poulson and carried unanimously
RESOLVE: To accept bid of GAB Robins for \$2650.00 with 3 year annual updates
- “No skateboard” sign by Clubhouse – language was discussed. It will be drafted by Barbara LoVallo.
- A/C was repaired this weekend. Yearly contract has been signed.
- Discussion of fake timbers for installing on exterior of Clubhouse – manager will order samples
- Frank McVay provided pressure washing estimate
ON MOTION: Duly made by Brian Troutman, seconded by Mary Cluck and carried unanimously
RESOLVE: To accept bid for \$1300.00
- Frank McVay suggested water fountain be installed on back of building
ON MOTION: Duly made by Barbara LoVallo, seconded by Anne Cameron and carried unanimously
RESOLVE: To accept the water fountain be installed at \$450.00 paid from Repair & Maintenance (8110-002)
- Frank McVay got estimates for the leaking roof – deferred for more estimates
- Motion to power wash
ON MOTION: Duly made by Brian Troutman, seconded by Anne Cameron and carried unanimously
RESOLVE: To power wash at the cost of \$4481.00 – paid from Reserve Funding (8210-024)

The next meeting will be September 25, 2006 at 6:30 p.m. in the Recreation Center

Adjournment: It was ON MOTION, duly made by Anne Cameron and seconded by Brian Troutman and carried unanimously to adjourn the meeting at 8:10 p.m.

Submitted by:

Approved by:

Tom Picciano, LCAM
Property Manager
Management & Associates, Inc.

Robert Carpenter, President
Stagecoach Property Owner’s Association