



Stagecoach

**STAGECOACH PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 25, 2006**

Call to Order: The meeting was called to order at 6:50 p.m. by Robert Carpenter at the Recreation Center.

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

Reading and Disposal of Unapproved Minutes: Minutes approved from the August 28, 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 Barbara LoVallo

- Budget review is underway and should be approved soon
- No properties foreclosed upon this month

Manager's Report: Read aloud and included financials

Committee Reports:

Security Patrol: Craige Cameron

- Security Patrol picnic is next month.

Unfinished Business:

- New reservation form for recreation center discussed.
ON MOTION: Duly made by Barbara LoVallo, seconded by Gigi Cien and carried unanimously.
RESOLVE: To approve as written.

New Business:

- Aquatic Systems – GM-Doug Agnew gave a brief presentation and Q & A. Several ponds have resistant algae. Doug recommends aerators in the future. Review of access points for boats and ATVs. Seven (7) ponds are chronic. Doug will give a proposal for aerators for the three (3) worst ponds.
- Reserve Analysis – 60 to 90 day turnaround. Numbers will not be available to plug into 2007 budget
- Gigi Cien will handle Christmas Party this year.
ON MOTION: Duly made by Barbara LoVallo, seconded by Anne Cameron and carried unanimously
RESOLVE: To purchase new Christmas decorations at a cost not to exceed \$500.00.
- Roof Leak – by Frank McVay
ON MOTION: Duly made by Barbara Lovallo, seconded by Gigi Cien and carried unanimously
RESOLVE: To accept proposal by Scott Blackman Roofing - \$6025.00.

The next meeting will be October 23, 2006 at 6:30 p.m. in the Recreation Center

Adjournment: It was ON MOTION, duly made by _____ and seconded by _____ and carried unanimously to adjourn the meeting at 8:05 p.m.

Submitted by:

Approved by:

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

Robert Carpenter, President
Stagecoach Property Owner's Association