



# Stagecoach

**PROPERTY OWNERS ASSOCIATION, INC.**

**Board of Director's Meeting**

**October 24, 2011**

---

---

## M-I-N-U-T-E-S

### **CALL TO ORDER – ROLL CALL – ESTABLISH QUORUM:**

A meeting of the Board of Directors of Stagecoach Property Owners' Association was held on Monday, October 24, 2011 at the Club House.

The meeting was called to order by Mark Hardy who acted as Chair at 6:35PM. Dominick Scannavino of Management and Associates served as recording secretary. The roll was called and directors present were Bruce Brown, Michael Cien, Bob Belden, Lisa McArthur, and Mark Hardy. Directors absent were Terry Conway and Jean Millican.

The Chairman then stated that he would defer the order of business as two landscape management companies were invited to present their services – OLM and PSA. Each presented a program to be considered by the association to monitor the specific performance of the association's landscape company. Each company will submit a proposal and cost to the association for consideration. Both companies indicated that they will consider lawn care companies provided by the association. After considerable discussion the Chairman thanked both companies and called the regular meeting to order.

### **READING AND DISPOSAL OF UNAPPROVED MINUTES:**

The Chairman then asked if there were any additions to the minutes of the meeting held September 26. There were none. It was,

**ON MOTION:** Duly made by Michael Cien, seconded, and unanimously carried.

**RESOLVED:** To approve the minutes.

**TREASURER'S REPORT:** The Chairman then asked for the **Treasurer's Report** and Michael Cien discussed the balance sheet and indicated his satisfaction with the financial position of the community.

Michael Cien then moved the board consider adopting the proposed operating budget for the fiscal year ending December 31, 2012. Subsequent to discussion, It was,

**ON MOTION:** Duly made by Michael Cien, seconded, and carried unanimously.

**RESOLVED:** The Board adopt the proposed budget amounting to \$620.00 per unit annually or \$155.00 quarterly. The proposed annual budget is attached to these minutes.

The Chairman then asked for the **Manager's Report** which is attached to these minutes.

The Chairman then asked for committee reports.

Security Committee: No report.

ARC Committee: Three alteration applications were received and approved:

- 1) 3715 Golden Eagle Drive – install new sliding glass doors and screen at the back of the house.
- 2) 3220 Fremont Court – install a play house in the back yard.
- 3) 3220 Fremont Court – paint house exterior Stone Lion (SW7507) with Dover White (SW6385) trim.

The committee then indicated that a set of standards be reviewed and adopted for the next meeting.

Grounds Committee: Frank McVay submitted a proposal from Ameriseal to repair the club facility driveway at a cost of \$2, 200.00

The Chairman asked if there were any other proposals and suggested another proposal. Dominick will scan the specs to Mark Hardy who will get another bid.

Clubhouse roofing – Milbar Roofing will submit proposals.

Newsletter: Deadline for articles is no later than November 20. All articles must be submitted by that date to appear in the Dec/Jan newsletter.

Hearing Committee: The committee was appointed by the board as follows: Phyllis Dias, George Morgan, Ian Kimpton, Anne Cameron (994-0014), and Mary Rycerz (907-5539). Each needs to be called and advised of their appointment. The first meeting should take place mid-November.

The Chairman then asked for **Unfinished Business** and suggested the landscape contract award be tabled until next meeting.

The Chairman then asked for **New Business** and to the best of his knowledge the following items required attention:

- 1) Appreciation party. It was,  
**ON MOTION:** Duly made by Michael Cien, seconded, and unanimously carried.  
**RESOLVED:** The association fund the Appreciation Party in the amount not to exceed \$500.00.
- 2) Michael Cien requested supplies replenishment – approved.
- 3) It was,  
**ON MOTION:** Duly made by Mark Hardy, seconded, and unanimously carried.  
**RESOLVED:** Frank McVay to purchase a flat screen T.V. for the office.

**The next meeting is scheduled for Monday November 28<sup>th</sup>, 2011**

**ADJOURNMENT:**

There being no further business to come before the Board, It was **ON MOTION** to adjourn.

Submitted by

Approved by:

---

Dominick Scannavino, Agent  
Management & Associates

---

Mark Hardy, President  
Stagecoach POA