

Stagecoach
PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes
Thursday November 4, 2004
7:00 P.M.
Stagecoach Recreation Center

1. Call to Order, Roll Call, Establish Quorum

Bruce Brown, President called the meeting to order at 7:00 pm. The following Board members were present: Bruce Brown, Gigi Cien, Bob Carpenter, Mark Nagel and Barbara LoVallo. Absent: Brian Troutman and Carmen Patton. A quorum was established.

2. Proof of Notice posted at the front entrance.

3. Management Associates: Dominick Scannavino presentation (Portfolio packages passed out to Board members)

In business since 1985, 20 employees, 80 properties, member of CONA
Will coordinate turn over if chosen.

Charge \$3.50 per unit per month.

Services for additional charges:

Tax Preparation: \$250.00 short form, \$350.00 long form.

News letters: Fee to copy and mail

To handle Attendant payroll 5% over actual expense.

On motion duly made by Barbara LoVallo, seconded by Bob Carpenter and voted unanimously in favor of

Resolve: To fire Melrose management and to hire Management Associates. Tentative approval for hiring of Management Associates pending Attorney approval after contract review.

4. Berm Repairs: No engineering report was ever received. Initial request for said report was September 10th. Report cancelled.

RIPA: \$31,000.00

Larkin: Declined to bid but recommended SWS & Sylvania.

SWS: \$4,500.00

Sylvania: \$11,500.00

Stagecoach

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None of the bidders warranty the work and contracts do not include restoration.

On motion duly made by Bruce Brown, seconded by Bob Carpenter and voted unanimously in favor of

Resolve: To hire SWS to do the repair of the berm.

Meeting adjourned

Submitted By:

Approved By:

Secretary, Barbara LoVallo

President, Bruce Brown

Dated this 4th day of November 2004

By Order of the Board of Directors