

STAGECOACH PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 24, 2005

Call to Order: The meeting was called to order at 6:40 PM by Bruce Brown at the Recreation Center.

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

Reading and Disposal of Unapproved Minutes: Minutes approved from September 26, 2005.

ON MOTION: Duly made by Bruce Brown, seconded by Brian Troutman and carried unanimously.

RESOLVE: To accept the minutes as read.

Treasurer's Report: Given by Brian Troutman.

- Growth in reserve account
- Next month's is the reserve contribution
- Discussion of last quarter spending projections
- Budget for 2005 looks to be on target
- Many financial improvements were made

Manager's Report:

- Read into record
- Build bus stop – instruct Cianfrone to write letter telling Santa Fe to build a bus stop
- Landscape buffer plan may exist for Santa Fe – Manager will investigate by getting with county
- All ponds should be investigated for fish installation
- Manager will find out about electric service installation for generator installation
- Missed mowing area in front of fence along 54 – who is responsible for mowing?
- Contact county to paint crosswalks

Committee Reports:

ACC Report: Given by Anne Troutman.

- More people are showing up for meetings

Security Patrol: Given by Bruce Brown for Craige Cameron.

- Crime stats on website
- Program will be continued
- Report crime to sheriffs department
- Looking for new members
- Flat fee for gas to be paid in 2006.

Unfinished Business: None

New Business:

- Need to set Annual meeting
- Choice of meeting dates: 1- 2nd Monday in January, 2 – 3rd Monday in January, 3 – 4th Monday in January.

ON MOTION: Duly made by Barbara LoVallo, seconded by Mary Cluck and carried unanimously.

RESOLVE: For expiration of terms

Terms ending –	Brown '05	Cien '06
	Cluck '07	Cameron '07
	Troutman '06	Carpenter '07
	LoVallo '06	

- Anne – collecting proxies – can people hand them in up at the Rec Center. Manager will provide roster to Board of who has not sent in proxy.
- Signs – purchase one 36x12 reflective “one way” sign.

ON MOTION: Duly made by Bruce Brown, seconded by Robert Carpenter and carried unanimously.

RESOLVE: To purchase sign.

- Frank has researched paver sealing at Rec center – price options of \$8700 or \$8800. Brian will research the process and future paver expenditures.
 - Anne – Discussed poor turf areas with Raymow, on Stagecoach Blvd.
 - New refrigerator
- ON MOTION:** Duly made by Bruce Brown, seconded by Gigi Cien and carried unanimously.
- RESOLVE:** To replace refrigerator with a non-side by side unit not to exceed \$600, no ice maker.
- Raymow will mulch starting at SR 54 and working in – not to exceed \$4,000.

Adjournment: It was, ON MOTION, duly made by, seconded and carried unanimously to adjourn the meeting at 7:40 P.M.

Submitted by:

Approved by:

Tom Picciano, LCAM
Property Manager
Management and Associates

Bruce Brown, President
Stagecoach Property Owner's Association, Inc