

# STAGE COACH HOA BOARD MEETING OF OCTOBER 22, 2007

---

---

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

### **CALL TO ORDER:**

Meeting was called to order at 7:07 p.m. by President Bob Carpenter.

### **ROLL CALL:**

Robert Carpenter, President	Present
Mary Cluck, V. President	Present
Kenneth Koran, Treasurer	Present
Barbara Carpenter, Secretary	Present
Michael Cien, Director	Absent
Anne Cameron, Director	Present
Mitchell Poulsen, Director	Present

Bill Sanborn was in attendance representing Management and Associates. A **quorum** was established to conduct business.

### **PROOF OF NOTICE:**

Board meeting notice was posted on the property on 10/20/07 by the Association maintenance staff.

### **MINUTES:**

Chair called for additions, deletions or corrections to the meeting minutes of September 24, 2007. Corrections were noted as follows:

- Landscape report was given by Ms. McVay
- Garage sale was changed to the 17<sup>th</sup>

**Motion:** Ms. Carpenter moved that the reading of the minutes be waived and approved with the corrections noted. Ms. Cameron seconded. Motion carried.

### **TREASURER'S REPORT:**

Mr. Koran gave the Treasurer's report.

- Operating account is \$3,796.00 over budget because the cost of the Rec. center Air conditioner replacement was taken out of that account. **Motion** made by Ms. Carpenter and seconded by Mr. Koran to take the expenditure out of Operating and charge it to Pool Expense. Mr. Koran will discuss the accounting entry with the M&A accounting office.
- Overall, expenditures to date have come in \$23,000.00 under budget.

## **MANAGER'S REPORT:**

Mr. Sanborn gave the Manager's Report.

- Danielle Fence: Manager provided a draft letter to the board for review and approval. Without a vote, board instructed manager to send the letter.
- Owner at 3339 Mossy Oak Circle addressed the board about his problem with the owner at 3333 Mossy Oak Circle. Discussion ensued about seeking a legal opinion. No vote was taken.
- 3106 Golden Eagle: Manager requested board approval to send final letter. **Motion** made by Ms. Cameron and seconded by Ms. Cluck to send the letter. Motion carried.
- Fees to Santa Fe: Manager presented a section of Santa Fe documents which appears to permit increases in fees for use of Stagecoach recreation facilities. **Motion** made by Ms. Carpenter and seconded by Mr. Poulsen to increase the fees for fiscal 2008 from \$100.00 to \$125.00 and to notify Santa Fe of the increase. Motion carried.
- Restroom murals: **Motion** made by Ms. Carpenter and seconded by Mr. Poulsen to put a polyurethane coating over the murals to keep the kids from destroying them. Motion carried.

## **COMMITTEE REPORTS:**

### Crime Watch:

- Walking patrols have been established for Halloween night.
- Graffiti on common area surfaces continues.
- Major vandalism and theft reported over weekend – copper components on the north entrance fountain have been stolen.

### Architectural Review Committee:

- ❖ Discussed current procedure for processing ARC applications.
- ❖ Approvals should go out the same day M&A receives committee approval.
- ❖ Disapprovals are especially time sensitive and should be handled immediately.

### Grounds Committee:

- ❖ Raymow's cost estimate to install annuals at front entrance was presented for board approval.
- ❖ Raymow's cost estimate to install annuals on the ends of the medians on Stagecoach Blvd. was presented for board approval.
- ❖ Raymow's cost estimate to remove the shrubs around the clubhouse parking lot and sod to the hard surface was presented for board approval.

**Motion** made by Ms. Cluck and seconded by Ms. Cameron to approval Raymow's parking lot proposal. Motion carried.

**Motion** made by Ms. Carpenter and seconded by Mr. Koran to reject Raymow's proposal to install annuals at front entrance and the medians and to compensate Mary to do the planting as she deems appropriate. Motion carried.

**ADJOURNMENT:**

Meeting was adjourned at 8:55 p.m. by President Robert Carpenter. Next regular board meeting is scheduled for Monday, November 26, 2007.

Prepared by:

Approved by:

William E. Sanborn, LCAM  
Management & Associates

Robert Carpenter, President  
Stagecoach HOA