

**Stagecoach**  
PROPERTY OWNERS ASSOCIATION, INC.  
**Board of Directors Meeting Minutes**  
**Monday, October 25, 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 6:40 pm. The following Board members were present: Bruce Brown, Gigi Cien, Bob Carpenter, Mark Nagel, Barbara LoVallo and Carmen Patton. Absent: Brian Troutman. A quorum was established.

2. Proof of Notice posted at the front entrance.

3. Approval of September meeting minutes: On motion duly made by Gigi Cien, seconded by Bruce Brown to accept the minutes as written. A vote was taken and motion to approve passed unanimously.

4. Treasurer's Report:

Brian Troutman absent but Bruce went over highlights of spreadsheet. Project a shortage of \$5,000.00 for year end 2004. Aged receivables low this quarter.

5. Old Business:

Status of berm breaches: Waiting on engineering report to make an informed decision on repairs. Receipt of report is due tomorrow 10-26-04. Have contractors lined up to give bids. First bid received was \$31,000.00 by RIPA. Bruce will post the engineering report on the website.

6. Jack Hansen with Melrose addressed the board and home owners. Looking forward, with Dee as our Property Manager to meet and exceed our expectations. Jack has offered us a \$1,000.00 credit.

7. Managers Report:

Deed restriction violations. Dee will schedule second ride through with Ann Cameron tonight. E-mails from Bruce – Of 20 items, about half have been cleared. Still working on Santa Fe: Landscaping, fence, bus stop. Stagecoach insurance issues, FIMA for HOA. Underground tank (Ann Troutman took care of), who is running for the Board and the Enclave swale.

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8. New Business:

Annual meeting will be held Wednesday January 12<sup>th</sup>.

Three positions are opening: Carmen Patton, Mark Nagel & Bob Carpenter.

Mailing to go out November 12<sup>th</sup> with nomination packages.

Mailing to go out December 10<sup>th</sup> with ballots and names of those running.

Cameras and security system out front \$5,100.00 proposal for 3 cameras & system, elevation of poles, trenching, etc. The Board agrees this needs to be done but should be tabled until berm issue is resolved and the new Budget is in effect as reserves are so low.

Rec. Center Supervisor position: Is it necessary?

On motion duly made by Mark Nagel and seconded by Gigi Cien and voted unanimously in favor of: Resolve – To terminate the Attendant Supervisor position effective December 31, 2004.

Organized groups and use of Stagecoach facilities, guests at club house policy, etc. Bruce to write something up for the Board to review.

Fining policy revision:

On motion duly made by Barbara LoVallo, seconded by Mark Nagel and voted unanimously in favor of: Resolve – To accept the presented revised policy as written.

9. Committee Reports:

Gardening & Beautification: Need volunteers to plant flowers.

Security Patrol: Sheriff to patrol on Friday

ACC Committee: Nothing to report.

10. To not delay till the next meeting the resolution of the berm issue, once quotes are received; the board will review and vote electronically.

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

Resolve: To adjourn meeting.

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PROPERTY OWNERS ASSOCIATION, INC.

Submitted By:

Approved By:

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Secretary, Barbara LoVallo

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President, Bruce Brown

Dated this 25th day of October 2004  
By Order of the Board of Directors