

Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes Monday, May 19, 2003 6:30 P.M. Stagecoach Recreation Center

1. Call to Order, Roll Call, Establish Quorum

Bruce Brown called the meeting to order at 18:31. The following Board members were present: Bruce Brown, Georgiana Cien, Mark Nagel, Carmen Patton, and Joe Zimmerer. George Morgan and Tara Lebron were absent. Carl F. Sivak of the Melrose Management Group was present. A quorum was established.

2. Secretary Carmen Patton posted proof of Notice.

Reading and Disposal of Unapproved Minutes

On motion: Duly made by Bruce Brown, seconded by Joe Zimmerer and carried unanimously.
Resolve: To accept minutes as posted.

3. Treasurers Report

Money Market Account vs. Certificate of Deposit discussion tabled until next board meeting.

4. Old Business

Legal

No legal update available from attorney.

Carl Sivak, Melrose Management will follow-up with our attorney on homes that have sold with assessments in arrears and report to the Board regarding the liens on these properties.

All board members present after reviewing the estimate and service letter from Bashor & Legendre unanimously declined an audit for 2002. On suggestion of Carl Sivak, The Board voted unanimously to budget for a reserve analysis for 2004 and request a reserve analysis and audit for 2003. Carl Sivak will provide at least two estimates for these services from Accounting Firms.

Recreational Center Checklist

The recreational center checklist was approved with correction. Supervision of the recreational center Facilities, pool and park grounds (including basketball and volley ball courts) will be added to the list of responsibilities.

Recreational Center Attendant Uniforms

On Motion: Duly made by Bruce Brown and seconded by Carmen Patton. Carried unanimously.
Resolve: To allocate funds for the purchase of T-shirts identifying Recreational Center Attendants as employees of Stagecoach HOA.

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5. New Business

On Motion: Duly made by Carmen Patton, seconded by Mark Nagel. Carried Unanimously.

Resolve: Establish sub-committee of Board consisting of Joe Zimmerer, Mark Nagel and Carmen Patton to address Park usage and Pool guests.

On Motion: Duly made by Bruce Brown, seconded by Georgiana Cien. Carried unanimously.

Resolve: Allocate funds not to exceed \$1000 for the purchase of 12 additional recliners for the recreational center pool deck.

6. Managers Report

An Arborist will give a power point presentation to the Board and evaluation of the oak trees in the Park on Mossy Oak Circle on Monday, June 9 at 7:30 pm at the Clubhouse.

7. Committee Reports

- Georgina Cien gave the ACC report.
- Team Leader, Craig Cameron, provided the Security Update in writing to the Board prior to the meeting. Volunteers are needed for the Security Patrol.
- Bruce Brown reported that the Landscape and Gardening committee completed two islands and will complete the remaining islands (entrances) in the near future. A special thank you to this committee for their time and efforts. Volunteers are needed for the Landscape and Gardening committee.

8. Adjournment

9.

On Motion: Duly made by Mark Nagel, seconded by Carmen Patton.

Resolve: The meeting was adjourned at 8:00 p.m. The next Board Meeting is June 30, 2003 at 6:30 p.m.

Submitted By:

Approved By:

Secretary, Carmen Patton

President, Bruce Brown

Dated this 30th day of June, 2003
By Order of the Board of Directors