

Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes Monday, October 27, 2003 6:30 P.M. Stagecoach Recreation Center

1. Call to Order, Roll Call, Establish Quorum.

Bruce Brown, President called the meeting to order at 19:00. The following Board members were present: Bruce Brown, Georgiana Cien, Tara Lebron, Mark Nagel, Carmen Patton, and Joe Zimmerer. George Morgan was absent. A quorum was established.

2. Secretary Carmen Patton posted proof of Notice.

Disposal of Unapproved Minutes

On motion: Duly made by Tara Lebron, seconded by Joe Zimmerer and carried unanimously.
Resolve: To accept September 2003 minutes as posted.

3. Treasurer's Report

Mark Nagel, Treasurer reports improved collections with new attorney.

4. Manager's Report

Property Manager, Deborah Myers reports the following items will be forwarded to the POA's attorney for resolution.

- Home painted w/o ACC approval will be forwarded to the attorney.
- Commercial Trucks and Vehicles parked in driveways overnight.
- Black mailbox on Golden Eagle.

5. Old Business

Deed Restrictions and Hearing Committee proposal returned to attorney for clarification. Tabled until November 2003.

Mailbox Litigation

On motion: Duly made by Carmen Patton, seconded by Joe Zimmerer and carried unanimously.
Resolve: Direct attorney to offer settlement regarding mailbox on Mossy Oak Circle requiring mailbox to be restored to its original condition with each party responsible for its own legal fees.

Recreational Center Policy Review

On motion: Duly made by Tara Lebron, seconded by Mark Nagel. Motion carried with Georgiana Cien, Bruce Brown and Mark Nagel agreed. Carmen Patton opposed.
Resolve: Girl Scout Troop 994 will be allowed to continue to meet in the Recreational Center Club House twice per month, free of charge. The troop leader will be responsible for any and all damages.

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6. New Business

On Motion: Duly made by Tara Lebron, seconded by Joe Zimmerer and carried unanimously.
Resolve: To accept Raymow's bid for 2004 grounds maintenance and landscaping.

On Motion: Duly made by Mark Nagel, seconded by Georgiana Cien and carried unanimously.
Resolve: To reintroduce the use of coupons for payment of quarterly assessments instead of mailing quarterly statements beginning 2004.

On Motion: Duly made by Joe Zimmerer, seconded by Carmen Patton and carried unanimously.
Resolve: Acquire a zip drive for the Recreational Center.
Resolve: Eliminate 2nd phone line at the Recreational Center.

On Motion: Duly made by Carmen Patton, seconded by Georgiana Cien and carried unanimously.
Resolve: Discontinue Internet service at the Recreational Center.

On Motion: Duly made by Mark Nagel, seconded by Georgiana Cien and carried unanimously.
Resolve: Accept \$350 proposal from hog trapper.

7. Committee Reports

Recreational Center and Parks Subcommittee

On motion: Duly made by Bruce Brown, seconded by Georgiana Cien. Motion carried with Tara Lebron and Joe Zimmerer agreed. Mark Nagel and Carmen Patton opposed.
Resolve: Discontinue use of sign-in sheet at the Recreational Center.

ACC Committee

Driveway issue on Austin Range Drive has been resolved.

Adjournment

On motion: Duly made by Joe Zimmerer, seconded by Carmen Patton and carried unanimously.
Resolve: The meeting was adjourned at 8:45 p.m.

Submitted By:

Approved By:

Secretary, Carmen Patton

President, Bruce Brown

Dated this 24th day of November 2003
By Order of the Board of Directors