

Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes Monday, November 24, 2003 7:00 P.M. Stagecoach Recreation Center

1. Call to Order, Roll Call, Establish Quorum

Bruce Brown, President called the meeting to order at 18:51. The following Board members were present: Bruce Brown, Georgiana Cien, George Morgan, Mark Nagel, Carmen Patton and Joe Zimmerer. Tara Lebron was absent. A quorum was established.

2. Secretary, Carmen Patton posted Proof of Notice.

Disposal of Unapproved Minutes

On motion: Duly made by Joe Zimmerer, seconded by Georgiana Cien.
Resolve: To accept October 2003 minutes as posted.

3. Treasurer's Report

Treasurer, Mark Nagel reports 47k in reserve account will earn more interest in a Certificate of Deposit. Tabled until December. (Deborah Myers, Property Manager will check to see if the current reserve account is a Money Market or checking account.)

4. Old Business

Deed Restrictions and Hearing Committee

On Motion: Duly made by Carmen Patton, seconded by George Morgan.
Resolve: To accept the Deed Restrictions and Hearing committee proposal with an implementation date of January 1, 2004.

Wild Life Update

There are currently three trappers on site. Two trappers are working for Swiftmud and the third trapper is working Stagecoach POA property and residential property without any reimbursement from Stagecoach POA.

Legal Update

Ten properties have been forwarded to the attorney for lien due to nonpayment of POA assessments.

5. Manager's Report

Property Manager, Deborah Myers reports:

- o Violation letter sent to residents' with commercial vehicle on Mossy Oak Circle.
- o Commercial Vehicle in Cheyenne has been removed.
- o Driveway on Austin Range has not been resolved as reported last month.
- o Advised of algae problem in Castle rock pond.

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On Motion: Duly made by Mark Nagel, seconded by Joe Zimmerer and carried unanimously.
Resolve: Authorize property manager to proceed with plantings in pond to contain algae production.

6. New Business

Fountains

On Motion: Duly made by Mark Nagel, seconded by Joe Zimmerer and carried unanimously.

Resolve: Accept bid from Brandon Electric for timers on entrance fountains.

Acid wash for Recreational Center pool - tabled (pending further information).

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

Resolve: To purchase a new "Community Notice" sign with a protective cover that locks. Property Manager, Deborah Myers will research and submit information on type and pricing.

On Motion: Duly made by Carmen Patton, seconded by Joe Zimmerer and carried unanimously.

Resolve: To post a job opening for a Handyman on the website and the community bulletin board at the Recreational Center. Hours and salary for the position will be determined at a later date.

Committee Reports

Crime Watch spokesperson, Anne Cameron reports crime stats remain low for the community.

Meeting adjourned 20:00.

Submitted By:

Approved By:

Secretary, Carmen Patton

President, Bruce Brown

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