

# Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

## Board of Directors Meeting Minutes Monday, September 22, 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 18:40. The following Board members were present: Bruce Brown, Georgiana Cien, Tara Lebron, George Morgan, Mark Nagel, Carmen Patton, and Joe Zimmerer. A quorum was established.

2. Secretary Carmen Patton posted proof of Notice.

Reading and Disposal of Unapproved Minutes

On motion: Duly made by George Morgan, seconded by Joe Zimmerer and carried unanimously.  
Resolve: To accept July 2003 minutes as posted.

On motion: Duly made by George Morgan, seconded by Joe Zimmerer and carried unanimously.  
Resolve: To accept August 2003 minutes with correction.

3. Treasurer's Report

4. Manager's Report

On motion: Duly made by Mark Nagel, seconded by Carmen Patton and carried unanimously.  
Resolve: Accept Nanak's proposal for tree care and removal.

On motion: Duly made by Tara Lebron, seconded by Carmen Patton and carried unanimously.  
Resolve: Accept bid from Outdoor Solutions for repair of Cottonwood berm.

Swale at Stagecoach Blvd and Grand Forks tabled awaiting further information.

Letter from Homeowner regarding drainage to be addressed by Manager.

5. Old Business

A. Legal review/closure from Attorney Mezer still pending.

On motion: Duly made by Joe Zimmerer, seconded by Mark Nagel and carried unanimously.  
Resolve: To accept the attorney's advice regarding the POA's litigation with homeowner.

B. Recreational Center and Parks Subcommittee

On motion: Duly made by George Morgan, seconded by Tara Lebron and carried unanimously.  
Resolve:

- A. To accept the subcommittee's proposal with correction.
- B. To post the policy on the POA website and in the newsletter.
- C. To instruct Recreational Center Personnel to begin new procedures.

C. Deed Restrictions and Hearing Committee

- A. Tabled – awaiting attorney's review of the committee's proposal and board review of attorney's opinion.

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## 6. New Business

### A. Annual Meeting/Elections

The annual meeting will be held at the Recreational Center on January 7, 2004. Manager will send notice to homeowners.

### B. 2004 Budget

On motion: Duly made by Joe Zimmerer, seconded by Georgiana Cien and carried unanimously.  
Resolve: To retain homeowner assessments at \$130 per quarter.

### C. Road Conditions –Tabled until October for Management review.

### D. Contract Renewal – Tabled until October awaiting bids.

### E. ADT Security – Tabled.

### F. Newsletter - Mike Cien, along with Georgina Cien will produce the newsletter. Deadlines for submission of advertisement and/or articles will be listed on the website and in the newsletter.

### G. Recreational Center Supervision and Reporting - Bruce Brown will review duties with Recreational Supervisor and introduce a weekly reporting system by Recreational Supervisor to Board of Directors.

## 7. Committee Reports

### A. Security Patrol

Team Leader, Craig Cameron reports Stagecoach's first Crime Prevention Day sponsored by the Security Patrol was a great success. The Board thanks Craig Cameron, along with the entire security patrol team and other volunteers who graciously shared their time and talent to make Crime Prevention Day enjoyable for the entire community. The security patrol continues to seek volunteers.

### B. ACC Committee

Georgiana Cien gave the committee's report. ACC applications are available on the website and the recreational center. The next meeting for this committee is October 20, 2003.

## Adjournment

On motion: Duly made by George Morgan, seconded by Carmen Patton and carried unanimously.

Resolve: The meeting was adjourned at 8:00 p.m.

Submitted By:

Approved By:

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Secretary, Carmen Patton

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President, Bruce Brown

Dated this 27th day of September, 2003  
By Order of the Board of Directors