

**STAGE COACH HOA
BOARD MEETING
SEPTEMBER 24, 2007**

M-I-N-U-T-E-S

CALL TO ORDER:

Meeting was called to order at 7:07 p.m. by President Bob Carpenter.

ROLL CALL:

Robert Carpenter	President	Present
Mary Cluck	V. President	Present
Kenneth Koran	Treasurer	Present
Barbara Carpenter	Secretary	Present
Michael Cien	Director	Present
Anne Cameron	Director	Present
Mitchell Poulsen	Director	Present

Bill Sanborn was present representing Management & Associates. A **quorum** was established to conduct business.

PROOF OF NOTICE:

Board meeting notice was posted on the property on 9/22/07 by the Stagecoach maintenance staff.

MINUTES:

Chair called for additions, deletions or corrections to the meeting minutes of the August 27, 2007 minutes.

Correction: change "Barbara LeVallo" to "Barbara Carpenter"

Motion: Ms. Cameron moved that the reading of the minutes be waived and approved with the correction noted. Mr. Carpenter seconded.

Motion carried.

TREASURER'S REPORT:

Mr. Koran gave the Treasurer's report.

- Association is operating under budget through end of August.
- The water bill for Santa Fe was inadvertently charged to the Stagecoach account. Manager states that the oversight has been corrected.

MANAGER'S REPORT: Mr. Sanborn gave the Manager's Report

GROUNDS:

- Shrub replacement around clubhouse parking lot: Manager related Raymow's recommendation that the shrubs surrounding the parking lot be removed and the area be filled in with sod.
- Discussion ensued as to the type of grass that will grow in the shaded areas of the parking lot. It was noted that there are grasses that are shade tolerant. Discussion expanded to the entire recreational area where a proliferation of weeds appear to be taking over. Decision was tabled until more information can be obtained with regard to the current chemical treatment and fertilizer application program from Raymow.
- Annuals discussion ensued about the planting of annuals. Question was raised as to what is included in the Raymow contract. It was thought that the contract includes the installation of annuals 4 times per year.
- Flowers and trees: Discussion ensued about the replacement of shrubs and trees that have passed their prime. Manager will check with Raymow for recommendations.
- Construction of a synthetic base in the playground: The discussion that ensued revealed that the job may run \$20,000.+ The Board consensus was that the idea has merit but the current budget won't support it.
Motion: Mr. Carpenter moved that the issue be tabled until after the first of the year. Ms. Cluck seconded
Motion Carried.
- Dead pine trees: Mr. McVay reported that there are 10 dead pine trees on the north side of Stagecoach Blvd. between the entrance of the subdivision and the entrance at Santa Fe.
Motion: Mr. Cien moved that Raymow remove the trees so long as they are on Stagecoach property. Mr. Carpenter seconded.
Motion Carried.
- Limbs hanging over side walk: Manager reported that there are three limbs extending over the sidewalk just west of the Santa Fe entrance which are low enough to cause injury to those using the sidewalk.
Motion: Ms. Cameron moved that a cost estimate be acquired to cut the limbs. Mr. Cien seconded.
Motion Carried.
- Storm Drain on Golden Eagle: Manager reported that the county has repaired the storm drain but disclaims any responsibility for the sidewalk and the French drain that empties into the drain. Mr. McVay will get estimates to repair the sidewalk and the French drain.

BUILDINGS:

- Tile cleaning: Discussion ensued about the cleaning of the rest room tiles. Vendor offered to clean the kitchen floor also without further charge.
Motion: Ms. Carpenter moved that the vendor be engaged to proceed with the work. Ms. Cluck seconded.
Motion carried.

- Soffits: Repair of the soffits around the building was put up for discussion. The vendor has bid \$2,875.00.
Motion: Mr. Carpenter moved that the Board accept the bid. Ms. Cameron seconded.
Motion carried.

- Decoration of clubhouse restrooms: Discussion ensued about decorating the rest rooms with murals.
Motion: Ms. Cameron moved that decorative murals be painted on the rest room walls. Mr. Koran seconded
Motion carried.

ADMINISTRATION:

- Club house rental: discussion ensued about whether to raise the rental of the club house for private use. No action taken
- Agreement with Santa Fe for use of recreation facilities: Manager passed out copies of the Stagecoach documents that address the Association's authority to assess Santa Fe for use of the recreational facilities. Does not appear that the docs. Give any direction as to when and what amount an increase may be imposed. It was opined that an agreement between the parties that does include such language was drawn up by Steve Mezer. However, no one seems to have a copy. Manager will contact Mr. Mezer for a copy.

CRIME WATCH COMMITTEE REPORT: Mr. Cameron gave the Crime Watch Report.

- There were two burglaries in the community this month
- Sexual battery and domestic battery cases are up in the vicinity.
- Vandalism continues in the community. A particular frustration expressed by those assembled that while the identity of the perpetrators appears to be common knowledge, the Sheriff will not knock on doors. Suggestions were:
 - ❖ Offer rewards for evidence leading to arrest
 - ❖ Send letters to the parents of alleged perpetrators.

ARCHITECTURAL COMMITTEE REPORT: Ms. Troutman gave the architectural report.

- Two pools
- Two paint jobs
- One playground

All applications approved.

ANNOUNCEMENTS:

- Communitywide garage sale will commence on 11/10/07.
- Security patrol picnic will commence on 10/7/07
- Budget meeting will commence on 10/8/07

ADJOURNMENT: Meeting was adjourned by Mr Carpenter at 8:29 p.m. Next board meeting will be held on Monday, October 22, 2007

Prepared by:

Approved by:

William E. Sanborn
Management & Associates

Robert Carpenter, President
Stagecoach HOA