

**STAGECOACH PROPERTY OWNER'S ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**September 26, 2005**

**Call to Order:** The meeting was called to order at 6:38 PM by Bruce Brown at the Recreation Center.

**Calling of the Roll:** The roll was called and those present were Bruce Brown, Anne Cameron, Barbara LoVallo, Robert Carpenter, Brian Troutman, and Mary Cluck. Gigi Cien was absent. Jaime L. Soderland from Management and Associates acted as Recording Secretary.

**Reading and Disposal of Unapproved Minutes:** Minutes approved from August 22, 2005.

**ON MOTION:** Duly made by Bruce Brown, seconded by Anne Cameron and carried unanimously.

**RESOLVE:** To accept the minutes as read.

**Treasurer's Report:** Given by Brian Troutman.

- There is a discrepancy in the amount of electricity under Services and Utilities. It looks as if we spent less money; however, the bill paid after the date of financial.

**Manager's Report:**

- Read aloud report by President
- Decision to foreclose on properties listed was put off until the amount owed is four digits
- The Board wants to hold off on next step to resolve bus stop issue until the Santa Fe Board meets for the first time.
- Tom to follow up with the insurance company on the replacement of the tree on the Blvd, which was the result of an accident. M&A has accident report.

**Committee Reports:**

**ACC Report:** Given by Anne Troutman.

- The first meeting was a success.

**Security Patrol:** Given by Bruce Brown for Craige Cameron.

- Crime stats were given to Bruce at the meeting.
- Told of "forkers"
- 6 teenage boys were picked up and taken to their homes when seen skateboarding very late at night.
- Report all crimes to Sheriff's Department
- Volunteers are still needed

**Unfinished Business:**

- Budget 2006-Given by Brian Troutman
- 1<sup>st</sup> thank you to all who helped at the budget planning meeting
- Administration is fairly consistent with the 2005 budget. M&A is asking for a 5% increase. There is a question as to why Stagecoach is paying \$1,600.00 to have their taxes done. It seemed that when the switch was made that M&A was going to be able to cut that cost.
- Tom to check on the cost for the tax preparation
- Use of barcode to reduce cost on postage. Bruce stated that we didn't have the volume for it to make a difference. No longer an issue.
- Increase in Sheriff. Shifts went from \$60.00 per shift with a three hour min to \$100.00 per shift with a 4 hour min.
- The Board wanted to include a line item to cover the gas per shift for the security patrol. They are thinking \$10.00 per shift. This will be voted on under new business.
- No reason to include the turnover of issuance of cards for Santa Fe as an additional cost because the owners are the only ones who are issued a card and there is a charge for replacement of that card.
- A 10% increase was included for Raymow, because we do not have an actual amount yet. Tom to get increase amount from Raymow. They understand that including flowers may increase the contract price, but they want to add them.
- Tom to find out if there is a "natural" way to control the ponds

It should be noted that no discussions on service contracts have been done. It was the direction of the Board to review service contracts when an issue of increase or competency arises.

**ON MOTION:** Duly made by Bruce Brown, seconded by Barbara LoVallo, and carried unanimously.  
**RESOLVE:** To adopt the budget for 2006.

**New Business:**

## a) Recreational Center Renting

**ON MOTION:** Duly made by Barbara LoVallo, seconded by Anne Cameron, and carried by Robert Carpenter. Brian Troutman and Mary Cluck opposed.

**RESOLVE:** To keep the policy of the recreational center in place, which states that the recreational center can not be rented to any outside entity.

b) Mandatory cancellation requirement for recreational center. It was decided by the Board that since the incident was isolated it is really not an issue, and they will revisit this if it becomes a problem.

1.) Bruce will make sure the contract states that the rental of the recreational center does not include use of the pool. They specifically do not want wet bathing suits in the recreational center.

2.) Tom to check on changing the rules and regulations to include no wet bathing suits.

c) Check on prices to include reflectors on the "one-way" signs.

d) Need prices to replace the refrigerator in the recreational center.

e) Areas of grass that are not the responsibility of Raymow, and are County property we will address at the time of the contract renewal.

f) Crosswalks around the recreational center need to be repainted. Tom to call the County.

**ON MOTION:** Duly made by Brian Troutman, seconded by Anne Cameron and carried unanimously.

**RESOLVE:** To extend the funds for the CPR course given by the Red Cross

**ON MOTION:** Duly made by Bruce Brown, seconded by Barbara LoVallo and carried unanimously.

**RESOLVE:** To have Karl's pressure wash the fences in both areas.

The Landscaping Barriers between Stagecoach and Santa Fe are a lot of money to spend to have Santa Fe have a nicely landscaped backyard. Tom will check the original plan, because the permit shows a wall along the boulevard and landscaping around the entire facility. The County needs to enforce the plan.

Dumbbells and free weights. It was decided by the Board that a fairly limited number of people will use the heavier weights, and there is no reason to change what is in place.

Treadmill: To purchase a new treadmill

**ON MOTION:** Duly made by Bruce Brown, seconded by Barbara LoVallo and carried unanimously.

**RESOLVE:** To purchase a new treadmill with a \$4,500.00 cap on spending. This amount should be taken from the reserve funding. Please see about a rebate for the old treadmill.

Discussion from Frank: Frank interjected that he needed some monies and/or permission to purchase doggie baskets. He will need to replace the No Bicycles and No Skateboard signs along with the posts. There are some issues of lighting that will need to be addressed.

Tom to check with Raymow to remove the vines that are covering the landscaped area, which resulted from a fallen tree on the north side of Stagecoach.

**Adjournment:** It was, ON MOTION, duly made by, seconded and carried unanimously to adjourn the meeting at 8:00 P.M.

**Submitted by:**

**Approved by:**

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Jaime L. Soderland, LCAM  
For Tom Picciano  
Property Manager  
Management and Associates

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Bruce Brown, President  
Stagecoach Property Owner's Association, Inc