



# Stagecoach

## PROPERTY OWNERS ASSOCIATION, INC.

### Board Meeting June 27, 2011

---

---

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

#### **CALL TO ORDER – ROLL CALL – ESTABLISH QUORUM:**

A meeting of the Board of Directors of Stagecoach Property Owners' Association was held on Monday, June 27, 2011 at the Club House.

The meeting was called to order, by Mark Hardy, who acted as Chair at 6:32PM. Board members present were Mark Hardy, Michael Cien, Bob Belden, Mary Cluck, Lisa McArthur and Jean Millican. Terry Conway was absent. A quorum was established. Notice of the meeting was posted on the property. Jeff Hahn of Management and Associates was also present and acted as recording secretary.

#### **READING AND DISPOSAL OF UNAPPROVED MINUTES:**

The Chair called for additions, deletions or corrections to the Board meeting minutes of May 23rd. It was,

**ON MOTION:** Duly made by Michael Cien, seconded by Mark Hardy and carried unanimously.

**RESOLVE:** To approve the minutes of the Board meeting of May 23rd, 2011.

The Chairperson then asked for **Comments and Concerns of the Residents**, and to the best of his knowledge, the following was discussed:

- Discussion regarding a metal roof to be placed at 3207 Castle Rock Circle.
- Bruce Brown regarding the minutes on the website needing updated

#### **TREASURER'S REPORT:**

The Chairman then asked for the **Treasurer's Report** and to the best of his knowledge, the following was presented by Michael Cien who provided the Board with the Financial information:

The Financial Summary included the Accounts and Reserves for May, 2011, Expenses for May 2011, the amount spent in May and for the year. Total Reserve funds for the year as of May 25<sup>th</sup>, was \$301,213.03.

It was,

**ON MOTION:** Duly made by Mike Cien, seconded by Lisa McArthur

**RESOLVE:** To transfer the funds at Superior Bank from the Certificate of Deposit ending in 8659 to the Money Market Account

It was,

**ON MOTION:** Duly made by Mark Hardy, seconded by Mary Cluck and carried unanimously.

**RESOLVED:** To approve the Treasurer's Report.

The Chairman then asked for the **Manager's Report** and to the best of his knowledge, this report was tabled and the report to be emailed to all Board Members the following day.

### **COMMITTEE REPORTS:**

The Chairman then asked for the **Committee Report** and to the best of his knowledge, the following was presented:

#### Security Committee

- Discussion ensued regarding drug issues in the community

#### Architectural Review Committee:

- Fred stated that they received six applications for the June 20<sup>th</sup> ACC Meeting. Four were approved as is, one did not submit the proper application, and will be approved once received, and one was not approved due to the color being used to paint the exterior of the house. A new application with a different color to be submitted.

#### Grounds Committee (Frank McVay reported)

- Commercial Door...still attempting to get them to repair the back exit door to the clubhouse. They made a repair earlier in June but the door is still not correctly opening. Property Manager to pursue contact and completion.
- Discussion ensued regarding the need for enhancing the landscaping around the clubhouse. Mike to contact Hollie's Farm and Garden Nursery to do work
- Alpaugh believes that the odor coming from the Men's room in the clubhouse+ is coming from the drains and not from the ceiling vents or any other source. Will discuss again at the next meeting.
- The pool deck needs sprayed for ants in the pool, clubhouse, and playground  
**ON MOTION:** Duly made by Mark Hardy, seconded by Jean Millican  
**RESOLVE:** To have Impact Pest Control to do this project. The Property Manager to contact
- Dead trees on the grounds. Frank to contact vendor to take a look at this problem.
- Discussion ensued regarding the grates and the breach issues. Dino to handle the breach and Kight's handled the removing and replacing of the steel grates.
- Discussion ensued regarding the waterfall lights. Aquanix placed a time clock and 2 new bulbs for \$218.51
- Discussion ensued regarding the ph and chlorination dispenser. This was done apparently for the main pool but not the wading pool.

- Discussion ensued regarding the injury to a resident who tripped over the sidewalk at Stagecoach and Mossy Point. Property Manager to have Casey Jones take a look, give a bid, and have completed as quickly as possible.
- Also discussed was to identify other areas that could be deemed as a safety hazard around the sidewalks and get a bid for all these repairs. Property Manager to get three bids for the entire community

Newsletter Committee:

- Gigi Cien discussed the August/September Newsletter. All articles for the Newsletter to be to her in the mid July timeframe.
- Violations are to be noted in this publication to include fences needing repaired, dogs not on leashes, etc.
- Community Sale to be held on October 8<sup>th</sup> 7:00 AM to Noon

Hearing Committee:

No Report given. Need members to reestablish this committee

**UNFINISHED BUSINESS:**

The Chairman then asked for **Unfinished Business** and to the best of his knowledge, the following was discussed:

- Discussion ensued regarding the Association giving out Gift Certificates and plaques for those who have been on the Board for extended periods of time. Property Manager to research if there are any limitations to the value of such a gift.
- New shirts for the staff follow-up

**NEW BUSINESS:**

The Chairman then asked for **New Business** and to the best of his knowledge, the following was presented

**ON MOTION**, Duly made by Jean Millican, seconded by Mark Hardy

**RESOLVE:** To ratify the placement of speakers in the work out area as presented by Bob Belden

- Discussion ensued regarding holidays for the staff. The clubhouse will be closed on Monday, the Fourth of July

**ON MOTION:** Duly made by Mary Cluck, seconded by Mark Hardy and carried unanimously

**RESOLVE:** To place Bruce Brown on the Board of Directors replacing Mary Cluck who resigned. This is to take place immediately.

- The Board to discuss Mary's replacement as Vice-President at a future meeting.

**The next meeting is scheduled for Monday July 25th**

**ADJOURNMENT:**

There being no further business to come before the Board,

**ON MOTION:** Duly made, seconded and carried unanimously.

**RESOLVED:** To adjourn the meeting

Submitted by

---

Jeff Hahn, LCAM  
Management & Associates

Approved by:

---

Mark Hardy, President  
Stagecoach POA