

## STAGECOACH MEADOWS HOA MEETING

August 8, 2010, 1:00 pm.

The annual HOA meeting was held on August 8, 2009 at Chris Koerner's house, 1076 Stagecoach Drive (lot 18). The meeting was called to order at 1:15 pm.

- a. Attending lots 4,10,14,15,16,18,19,28,33,44,50,56,58,60
- b. Proxies lots 3,7,11,12,13,21,23,24,29,30,34,36,37,39,40,43,45,51,52,55 had Chris Koerner as holder.

Resolution 1 – Each home owner is responsible for there own trees this next year. In early 2011 the forestry committee will evaluate the 114 trees that were not sprayed in the summer 2010 and send the results to each lot owner to aid them in deciding how much spraying they want to do on there own lot. The results of the 114 unsprayed trees will also be used by the forestry committee to determine the extent to which we spray the common area trees.

This resolution was discussed and approved.

Discussion of the above resolution included these points:

Timberline Spraying (Don Dotty) has done a very good job over the years and at a good price.

Lot owners are encouraged to use Timberline for the spraying on their lots.

The US Forest Service does not believe spraying for the Mountain Pine Beetle is needed any longer in the Fraser valley.

Some lot owners felt that spraying another year was good insurance to protect the investment of the previous years of spraying.

Some lot owners plan to spray just the most important trees on their lot.

Homeowners need to contact their selected sprayer directly. The HOA is only going to take care of the common area trees.

Resolution 2 - Approve the 2010 proposed budget (see enclosed). Summary is:

- Spraying costs estimated at \$10/tree, each lot owner pays it's own cost directly to the sprayer.
- Cleanup/logging costs are per lot, direct contract with logger.
- \$100 other operating costs drawing down the current excess.
- \$125 for the road fund.
- Total of \$225, in one billing.

This resolution was discussed and approved.

Resolution 3 – Approval of all actions taken by the board during the 2009/20010 year. In addition, to carry over excess operating funds from 2010 into the 2011 year.

This resolution was discussed and approved.

- Ditch culvert between Koerner & Eastment will cost an estimated \$800.00. This work needed to reduce flooding on Lot 13.
- Same HOA officers agreed to serve another year. Chris Koerner, Bruce Byrd, and Debbie Wehmeyer.
- Current past due accounts total \$11,454.00 as of July 16, 2010. Lots that owe money are: 8,23,25,57,59. It was suggested put this information on the HOA web page. Also suggested to inform local Realtors of the need to check with the HOA.
- Reduce accounting costs. It was felt that the HOA was paying too much for accounting. Chris will look into ways to reduce this cost..

Covenants-

- Dead trees need to be removed within 6 months.
- Trash Cans: Need to be bear proof. For \$20 the trash company will bear proof your trash can. There are two trash companies servicing Stagecoach. Pick up days are Thursday or Friday.

- Temporary structures: Not allowed. Call the HOA board if you would like to have one approved.
- Signs: Arch. Committee needs to approve them. Street addresses need to be reflective for the fire department. Please keep your signs looking good and of reasonable size.
- Road snow plowing: Plan to stay with same company as last year (Jay Conroy). Bruce will meet with Conroy to discuss small improvements in the way the plowing will be done.
- Bruce will also coordinate sealing of the roads.
- Signs will be installed at the two entrances to the subdivision to inform visitors and residence that Stagecoach does not allow ATVs or snowmobiles.
- Improvements will be made to the landscaping around the main entrance sign.

Thanks!

Bruce Byrd  
Chris Koerner  
Debbie Wehmeyer