

STAGECOACH MEADOWS HOA MEETING
September 26, 2009, 1:00 p.m.

The annual HOA meeting was held on September 26, 2009 at Chris Koerner's house, 1076 Stagecoach Drive (lot 18). The meeting was called to order at 1:15 pm.

- a. Attending lots 4,10,11,12,18,19,21,31,32,34,35,36,43,44,50,56
- b. Proxies lots 2,7,14,15a,`7,20,24,26,27,28,29,37,38,40,45,46,52,58 had either Jerry Nissen, Bruce Byrd or Chris Koerner as holders.
- c. Lots 23,30,42 had George Matava but since he did not attend the proxies can not be voted.

Resolution 1 - Approve the 2010 proposed budget (see enclosed). Summary is:

- Spraying costs estimated at \$10/tree, each lot pays it's own.
- Cleanup/logging costs are per lot, direct contract with a logger at approximately \$67/tree.
- \$100 for common area logging/cleanup, spraying, contingency and cash on hand while collecting from late paying lot owners. Anticipated cost is actually \$300/lot but we have a current carryover from 2009 of ~\$19,000 so one time reduction.
- \$300 other operating costs. Anticipated \$387/lot but have a current carryover from 2009 of ~\$20,000.
- \$125 for the road fund.
- Total of \$525, in one billing (keeps cost down). Also will bill trees at same time.
- Stagecoach entry sign: \$1000 was approved for rock work and paint to make the sign readable.

This resolution was discussed and approved.

Resolution 2 – Adopt Tree Spraying Reduction Proposal. Do not remove the tags.

- HOA common areas will continue at 100% spraying.
- You may identify up to 10% of your trees that you would not like to spray in 2010. To do this you need to notify the forestry committee by January 2010. They will need your lot number and tree numbers.
- You will need to flag the trees(either personally or contact Jerry Nissen or Chris Koerner to have it done at \$2/tree) and turn in a written list of tag numbers by April 25th 2010. Tape will be available on Chris Koerners back porch in the end of March. The list of trees can be emailed(preferred) or left written in the container on the porch.
- Do not remove the tags.

This resolution was discussed and approved.

Resolution 3 – Pursue annexation of the roads to the county. The goal is to have county own the roads by 2011. Bruce Byrd is working on getting our roads taken over by the county. He will attend the meetings and report back to the HOA. No action will be taken without the board getting back to the HOA.

This resolution was discussed and approved.

Resolution 4 – Approval of all actions taken by the board during the 2008/2009 year. In addition, to carry over excess operating funds from 2009 into the 2010 year.

This resolution was discussed and approved.

- Ditch update: Be careful with and around the ditch area/water. The new owners may be easier to work with than the previous owner.
- Election of officers. Chris Koerner and Bruce Byrd will continue in their current positions. Debbie Wehmeyer volunteered to be the sec/tres. This was moved, seconded and passed.
- Current past due accounts \$8057(\$10,555 on 7/31/09) from 3 lot owners as of September 3rd. Only one with no returned phone calls/mail is: Valdes lot 59 - \$1630
- Reduce accounting costs. It was felt that the HOA was paying too much for accounting. Chris will look into ways to reduce this cost. He has requested that the accounting firm only pick up mail at the P.O. Box once per month instead of weekly.

Covenants-

- Lot clean up: The issue is that some lots are still not cleaned up for fire mitigation. The forestry committee will identify lots that need clean up. An email and letter will be sent to the owners requesting that they submit their plan for cleaning up their lots. If the owners don't follow thru on their plan by Spring 2010 they will be assessed a \$1000 fee.
- 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: The cost and services of Jay Conroy was discussed. His fee is \$150/plow. He will plow when there is 4 inches or more of accumulation. Stagecoach will be his second stop which means between 6:00 – 6:30 am. This change was moved, seconded and passed.

A motion to adjourn was made at 3:12 pm, seconded and passed unanimously

Thanks!

Bruce Byrd
Chris Koerner
Debbie Wehmeyer