

**Stagecoach Property Owner' Association
Quarterly Meeting of Board of Directors**

SOROCO High School Cafeteria

July 27, 2013 – Following Annual Meeting

Minutes

Members Present: Art Fine, Dave Hackett, Ann Holmes, Mike Koponen, Skip Moyer, Robert Skorkowski, John Troka.

Staff Present: Ken Burgess, Corky Fischer

Secretary: Ann Holmes called meeting to order at 12:45 p.m. and noted that with the resignation of Ken Jones there are two vacancies on the Board.

Nominations for President of the Board, Acceptances and Vote

Ann Holmes – Nominations are open for President

Robert Skorkowski - Nominates Dave Hackett

Dave Hackett – Accepts for one year

John Troka Jr. – Seconds the nomination

Nominations are closed.

Vote is unanimous. Dave Hackett is president for one year.

President Called Meeting to Order

Nominations of Officers, Acceptances and Vote

Dave Hackett – Nominations are open for Vice President

Robert Skorkowski – Nominates Skip Moyer

Skip Moyer - declines

Robert Skorkowski – Nominates Mike Koponen

Mike Koponen – Accepts

Ann Holmes – Seconds the nomination

Nominations are closed.

Vote is unanimous. Mike Koponen is Vice President.

Nominations are open for Secretary.

John Troka Jr. – Nominates Ann Holmes as secretary
Skip Moyer – Seconds the nomination Nominations are closed

Vote is unanimous. Ann Holmes is Secretary.

Nominations are opened for Treasurer.
Ann Holmes – Nominates John Troka Jr. as Treasurer
John Troka Jr. – Accepts.
Nominations are closed.

Vote is unanimous. John Troka Jr. is Treasurer.

Approval of July 6, 2013 Minutes

Dave Hackett – Any corrections?

Skip Moyer – Top of page 3. Word should be “obtain” funds, not give.
Wording changed to “...unless they *provide* funds for burning to Oak Creek Fire Station”

Robert Skorkowski – Questioned the efficiency of a \$500 GPS.
After discussion no change was made to the minutes or the GPS authorization.

Dave Hackett – Page 4 last paragraph; made a motion to establish a committee and advance in cleaning up covenants to look at broader options and other strategies for changing the covenants. After discussion Watts indicated that he would take on the task. No changes were made to the minutes.

Ann Holmes motioned to approve as amended by Skip Moyer.
Mike Koponen seconds.

All in favor “aye”. It’s unanimous.

Presentation of Proposed Budget - Ken Burgess

Ken Burgess reviewed the major changes:

- Contract Labor
- Error and Omissions addition
- Workers Comp
- Add Board meeting

Administration: Burgess then reviewed the need to plan the administrative function when he retires and the need for a licensed manager. Watts urged retaining a Licensee but minimizing the role. Burgess urged action since the Board only meets quarterly.

Trail Maintenance: Koponen questioned the trail maintenance increase of \$1000? Burgess said he would investigate.

Coyote Run: Corky Fischer questioned the need to maintain the Coyote Run playground to the extent we do. Ann Holmes suggested possibly cutting back on water and entering into a cost sharing with Coyote Run. Burgess reviewed the current and historical costs.

After discussion it was agreed that Burgess would contact Coyote Run HOA and seek a cost sharing with SPOA, costs not to exceed \$2,000.

Ken Burgess – Water bill is \$2,000 for watering that area.

Budget Approval: Mike Koponen moved to approve budget with the exception of “trail maintenance” and “maintenance & repair” line item. Ann Holmes seconded the motion. Dave asked John and Ken to review line by line and suggest changes in October.

All in favor “aye”. It’s unanimous.

Governance Policies – Motion, Second and Vote to Publish

Burgess reviewed the CCIOA requirement for record retention and the process for collecting debt. The Policy changes need Board approval. Ann Holmes moved to publish changes in newsletter with a vote in October.

All in favor: “Aye”. It’s unanimous.

Roads – Presentation of Letter to Halter Way & Whiffletree Owners

Robert Skorkowski read a proposed letter to be sent to Whiffletree lot owners.

Skip Moyer suggested adding the need for maintenance. Koponen suggested framing the letter to reflect a lot owner-driven decision. Fischer requested that questions come to him or the GM. Other issues such as the affect of the proposed covenant amendment and the signatory were discussed.

The letter will be revised, circulated, signed by the President and provided to the GM for mailing.

ARC Discussion Items – Policies for Newsletter (camping & trash)

Skip Moyer introduced the following draft ARC Policies. The Board is asked to review, comment and approve.

Water & Sanitation Facilities: Robert Skorkowski questioned the need for permission if it's a cistern. Watts indicated that Morrison Creek Water has to approve. Mike Koponen moved to approve this policy. Holmes seconded.

All in favor "aye". It's unanimous.

Camping on Vacant Lots: Following discussion, the Board included the requirement for notice to the GM and the treatment of human waste. Skorkowski recommended the human waste must be removed and the no sanitation pits be allowed.

Koponen moved to approve the policy. Troka seconded.

All in favor "aye". Robert Skorkowski is opposed.

Dumping of Trash and Storing of Vehicles on Vacant Lots:

Mike Koponen moved to approve the policy. Holmes seconded.

All in favor "aye". It's unanimous.

Old Business

Rescission of Ormega Way sign budget: Holmes requested that the funding remain for a decision in October.

SouthShore mailbox: Fischer met with Watts regarding the concrete pad and the budget. Stakes to prevent premature traffic have been erected.

Slash Pile Status: Skorkowski reported on the latest grant – decision expected by August 15 – which would cover burning. Wisecup is also waiting for grant status before burning. Funding of the grant was discussed in detail. If matching funds, including lot-owner contributions, do not materialize, we are not at risk.

Membership Survey: Moyer reported that he and Koponen are not ready to propose the survey at this time.

New Business

SouthShore Mailbox Parking: Corky Fischer report that people are parking and then going fishing. Watts noted that the park regulations apply and SPOA will pay for signage. Corky will rope off the area.

Rex Kreissig: Moyer briefed the Board. Kreissig has asked the board to review what we're telling him needs to be done. According to covenants he can petition the Board as final decision maker. Claassen has advised that he needs to request a hearing in writing to the GM.

Apparently Kreissig does not believe his land is under SPOA covenants but under Bushy Creek covenants only. Burgess reviewed the SPOA/Mountain Air agreement regarding this land.

A hearing will be set up for the next Board meeting, October 26, 2013 if Kreissig requests it in writing.

Electing Two New Board Members

Burgess pointed out that the Bylaws require 9 members. The difficulty in recruiting members was discussed. Hackett requested everyone to recruit a member.

Next Meeting

October 26, 2013, is the next meeting at the Firehouse.

The Members went into Executive Session at 2:45 p.m. They came out of Executive Session at 3:03 p.m. and adjourned the meeting.