

**Stagecoach Property Owners Association
Board of Directors Meeting**

APPROVED RECORD OF PROCEEDINGS

July 28 2012

The Board of Directors met immediately after the Annual Meeting of the Members.

Present: Tom Watts, Tonja Elkins, Ken Jones, Ann Holmes, Art Fine, Dave Hackett, Skip Moyer, Robert Skorkowski.

Also Present: Ken Burgess, General Manager, Josh Voorhis, former board member, and Frank Murphy, ARC.

Tonja Elkins called the meeting to order at 1:54 p.m. and opened nominations for President.

Officer Elections

Robert Skorkowski nominated Tom Watts to be reelected as President. Skip Moyer seconded the nomination. Dave Hackett moved to close the nominations. All in favor – **Tom reelected.**

Watts opened nominations for Vice President. Art Fine nominated Tonja Elkins, Ken Jones seconded. Nomination closed – **Elkins reelected.**

Moyer nominated Jones as Treasurer; nominations closed and **Jones elected** by declaration.

Moyer nominated Holmes as Secretary; nominations closed and **Holmes reelected** by declaration.

Database of membership.

Watts noted that we have emails for between 600 and 700 of our 2,300 members. We need someone to take responsibility for updating of the contact list. Tom will ask Mike Koponen to take on the task of assembling a master list of the members including addresses, phone numbers, emails, etc..

Covenants

Watts believes we can and must change the covenants. We need to analyze what we've just been through to understand the different interests. Almost all our YES votes regarding roads came from the southern subdivision. There may be a basis for a sharing arrangement regarding the road building project.

We need a 2/3s affirmative vote to change the covenants. That is 1500 YES votes. We can send out ballots that remain effective until we get 1,500 votes. Assuming we get a 2/3 vote, come up with the proper language, seek comments. Once we have the right language, we'll send it out, saying 'we haven't heard from you' until we get 1500 YES's or 800 NO's.

The directors may assess certain areas as long as 2/3 vote is received. That is why we need the email addresses soon.

Watts asked Robert Skorkowsky to review the proxies appointing the board to vote "yes" on the dues increase to see if we can identify clusters of lot owners who might be interested in contributing to road building in the southern subdivisions. Dave Hackett objected to such review on the grounds that it would constitute an invasion of the privacy of the owners submitting the proxies.

Covenant Enforcement

Watts noted that we need a board member to step up and oversee the enforcement measures in the covenants. Burgess reviewed the current process of engaging the Rules Committee, providing proper notice and follow-up.

Jones queried the existence of a property management company that would go out and take care of this. Skorkowski expressed concern about outsourcing because of current partial enforcement and the extensive history.

Watts suggested the following process: If no immediate resolution, Burgess would identify the violation to the board member. If the Board member agrees the matter is taken to the Rules Committee. If the Committee finds that there is a violation it sets a time for cure. Burgess oversees the communication to the violating member, sets deadlines, level of fine as approved and coordinates subsequent hearings.

Skorkowski queried the duties associated with the general manager and other paid parties and asked for a discussion of these roles. Moyer questioned the need for a Rules Committee.

Master Plan for Future

Moyer expressed the lack of sufficient forward vision. It seems we don't have a big vision. Watts pointed out that last October the Board authorized \$10,000 toward a County generated master plan. It is not within our control but rather a process that's run by the county. \$30K - \$40K is required. We need to find the funds, then plan the process, etc.

Voorhis indicated that the Town of Oak Creek had undergone the process; the multiple questions and processes took a long time. Burgess recalled the existing County Master Plan which was difficult to birth but now could be updated – so we are not starting from scratch.

Watts advised that developing a SPOA vision means meeting with the county planning commission and others to find out where we have to start to update the master plan. Fine felt that the plan is not that complicated. Watts stressed the need for the County to start the process again, and then we would provide our input. Late spring is probably the earliest we can do this.

Wright Request for Road Funds

Kim Wright wants to build in Horseback. The road to her lot has not been improved to county standards. The Road Reserve Fund formed in the 1980's has not been touched. The directors of SPOA have the authority, after giving notice to the Horseback property owners, to spend the money.

Wright is asking for \$14K for a cul-de-sac and roughly \$20K for the road based on input from her engineer Landmark. Skorkowski suggested that if they kept going up the road to an intersection that would be adequate.

Watts indicated that we needed the Board's thinking but that we would not vote on it today. He also challenged the need for money for a cul-de-sac and asked Burgess to clarify this issue.

Burgess suggested that the choices the Board is faced with for distribution of the Road Fund Reserve are, (1) some pro-rata system, or (2) first come first serve. The board needs to think about those two issues. Questions were raised regarding the number of lots involved, stimulating near term building, setting precedence, the cost of construction, etc.

Watts will make a motion online. If there's a second, he will send out another email requesting a vote. Sometimes there's info back and forth online. Ann will record the votes for ratification at the next meeting.

Fiscal 2013 Budget

The next budget will be circulated by the Treasurer for approval in October.

Motion made by Ken Jones to increase the dues by 3% for fiscal 2013. Second by Dave Hackett. Vote split five for, three against. Dave Hackett voted against the motion. Ann Holmes voted against the motion. Robert Skorkowsky voted against the motion. Motion carries.

Motion made by Skorkowski to approve \$2,500 from capital funds for additional administrative charges relative to logging. Motion carried by acclamation.

Skorkowski requested that the items associated with Stetson's responsibilities be summarized and written down. Moyer requested that the Board look at the specific payouts, who payments are going to. Burgess offered to send out the budget track on a monthly basis.

Holmes requested a check register be sent out. The necessity of periodic Board review versus relying on the Treasurer only was discussed. Burgess agreed to send out the check register and budget track by email anticipating further discussion in October.

Watts brought up the issue of unpaid dues owing by Brian Brockbank. Since Brockbank transferred the title to his lots after accumulating the debt, collection would have to be made against Brockbank directly. After discussion it was decided to abandon collection efforts at this time.

Projects Recap

- Watts takes responsibility for drafting a document amending the covenants.
- Watts also drafting a logging agreement between homeowners, SPOA and the contractor.
- Mike Koponen will be asked to maintain the database.
- Skorkowski will analyze the dues increase vote.

- Dave Hackett will work on use and protection of the common lands.
- Elkins agrees to head the covenant enforcement efforts.
- Ann Holmes will head up the newsletter and help Mike Koponen.
- Skip Moyer and Dave Hackett are doing the SPOA strategic vision plan and the county master plan update.

Next Meeting

Next meeting set for October 27, 2012 at the Stagecoach Fire Station.

Watts adjourned the meeting at 3:37.