

STAGECOACH CROSSINGS
HOMEOWNERS ASSOCIATION
MINUTES OF MEETING
MAY 14, 2008

Meeting was called to order by acting President, John Ziolkowski. Those in attendance were: John and Valerie Ziolkowski, Don and Susan Hulinsky. Minutes of the previous meeting were read and approved. First order of business was to name the officers of the Board of Directors for the coming year. President: Mike McQuarrie. Vice-president: Don Hulinsky. Secretary/Treasurer: John Ziolkowski.

Old business: John reported that he would turn in the petition for the Road District to the County on the 15th.

With no other old business being brought up for discussion, the meeting moved to new business. A letter of complaint from one of the lot owners was read concerning the livestock in the development being a nuisance. Previously several calls from lot owners have been made to the County Sheriff due to the livestock being loose and roaming around the entire development. The Board's investigation into the matter showed that the livestock owner had a signed contract from 3-G's Development to exempt him from all covenants of Stagecoach Crossings. This was to include allowing livestock and being exempt from all Association lot assessments. However, this contract was not filed with the Register of Deeds at the time of closing. The Deed on file shows that all covenants are in place. It is thought that this will void the contract with 3-G's. A motion was made and seconded to contract with a lawyer to force removal of the livestock from the lot and to investigate the possibility of recovering past assessments for the two lots in question.

It had been noted that Covenant #39 concerning the paving of development roads was to be completed by January 1, 2009. Mike had contacted a paving company earlier in the year to ask for a general cost estimate. The paving company thought ~~it would~~ cost would be close to \$650,000. This would be a special assessment of over \$20,000.00 per lot owner. With the jump in oil prices a new estimate will be considerably higher. Also, there are no plans by the County or others to pave the 2 miles of gravel road leading to the Development. A change to any Covenants will require a majority vote by all lot owners. A motion was made and seconded to contact all lot owners by mail for a vote on Covenant #39 in order to suspend indefinitely the date of paving completion.

Mike had reported earlier that he thought the problems members were having with the blog site have been corrected.

With no regular meeting scheduled for the month of July and the time required to send and receive the vote notices, a motion was made and seconded to move the June Association Meeting from June 11th to June 25th.

The financial report was as follows: \$14,573.06 in savings. \$1,033.02 in checking.

With no other business being brought up for discussion, the meeting was adjourned.