

# STAGECOACH CROSSINGS HOMEOWNERS ASSOCIATION

## MINUTES OF MEETING

AUGUST 12, 2008

The meeting was called to order by President Mike McQuarrie. Those in attendance were: Mike McQuarrie, John Ziolkowski, Dennis and Sue Swartz, Lesa McDermott, and Susan and Don Hulinsky.

The minutes of the previous meeting were read and approved.

Old business: Motion was made and seconded to re-finish the entry sign poles by association members.

New business: A letter has been received from Roger Garrett's lawyer stating that the Garrett's have rescinded their offer to pay for the sealing treatment of the pond. The pond and park areas were transferred to Association possession without its knowledge, approval or signature of acceptance in 2007. Motion was made and seconded to inquire into the legality of the transfer of possession, as the pond was not finished to Board approval at the time of the transfer.

The Board has proceeded with the legal process against one property owner due to the complaints of their keeping livestock on their lot, failure to pay all assessments and disregard of Covenants. A registered letter to order compliance has been mailed to the property owner. A payment of \$490.42 has been issued to a law firm for legal advice.

A request for variance has been received from one lot owner concerning the size limit on outbuildings stated in Covenant #25. During discussion on the matter, it was noted that although the covenant sets a size limit, it does not limit the number of outbuildings that can be constructed. A general concern was that a property owner might want to construct numerous outbuildings that fall within the size restrictions. The consensus of the attending members was that this would present more of a nuisance than an over-sized outbuilding. Motion was made and seconded to ballot all property owners to possibly change Covenant # 25 to restrict the number, and/or size of outbuildings, with all other guidelines to remain the same.

A house plan for new construction was submitted and approved by the Board.

A bill was received for thistle spraying along Association roads, and payment was approved.

The financial report showed a balance of \$1,190.54 in checking. \$13,582.23 in savings, with \$557.92 in payments in transit.

With no other business being brought up for discussion, motion was made and seconded to adjourn the meeting.