

STAGECOACH CROSSINGS HOMEOWNERS ASSOCIATION

SPECIAL MEETING

NOV 21,2008

A special meeting was called by the Board of Directors. The following Directors were present Vice-Pres, Don Hulinsky and Sec/Treas, John Ziolkowski, constituting, therefore, a quorum. The purpose of the meeting was to address the court case against Chuck Howe for delinquent assessment dues and keeping livestock on Development property. The Board was contacted by Mr. Howe's lawyer to seek an out of court settlement. Garrett Enterprises, formerly 3G Development, made an agreement with Mr. Howe to exempt Lot #36 from assessment, but never legally recorded the contract. After the Board pursued the issue of a non-binding agreement and re-assessed the lot, the Garrett's filed an amendment to alter the Covenant's after the legal process against Mr. Howe had begun. This was viewed by the Board to be illegal, as they have previously withdrawn from the Association, and the Covenants can only be altered by a majority vote of the owners.

The proposition made by Mr. Howe's lawyer was that the Garretts would pay the Association \$500.00 for back-assessments if Lot #36 would be exempted from further dues. Lot #36 would not be allowed any access to Development roads. If Lot #36 would be sold to an outside party, or access to the road required by the Howes, \$1,000.00 would be paid to the Association to rejoin the Development and yearly assessments would be implemented. The Howes would also agree to keep any livestock from trespassing onto the Development. In return the Board would not proceed with the legal course against Mr. Howe.

With motion made and seconded, the following resolution was adopted: The Board will not recognize the amendment to the Covenants made by Garrett Enterprises, and enter into agreement solely between Mr. and Mrs. Howe and the Board of Directors to accept the offer of resolution presented by Mr. Howe's legal consul, provided all conditions previously stated, are met.