

STAGECOACH CROSSINGS HOMEOWNERS ASSOCIATION
MINUTES OF MEETING FEBR. 11, 2009

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

The minutes of the previous meeting were read and accepted.

Old business: It was reported that the final papers for releasing the Forest Service easements through the three lots have been forwarded to the Forest Service Headquarters for approval.

New business: It was discovered that 3-G's had not filed the proper paperwork establishing the park areas as actual Parks Land. This resulted in a property tax bill from the County to the Homeowners Association in the amount of \$1,738.98 as the lots were assessed at a value of \$98,805. Mike McQuarrie addressed the Commissioners and requested that the lots be established as Parks as originally designed. The request was rejected by the Commissioners as the lots would become tax exempt and they had no information as to what designates an area as a "park". The County Assessor worked with Mike to then establish the parks as "common areas" which would significantly lower the assessed value and reduce the tax burden. The Commissioners accepted this designation for the lots, however the tax bill for the past amounts are still due in full. A request was to be forwarded to the Garrett's to change the wording on the deed filed with the County.

With a position on the Board up for election, Linda Fellows entered her name for consideration.

A motion was made and seconded to receive bids to finish sealing the sign poles at the entrance.

A motion was made and seconded to remit payment to the County in the amount of \$84.77 for snow plowing and sanding the development roads.

The Association expenses for the year 2008 were as follows: \$105.39 for supplies; \$85.48 for postal box and postage; \$608.45 for legal; \$409.00 for insurance; and \$700.00 for road maintenance, for a total of \$1,908.32.

The financial report shows a balance of \$732.20 in the checking account and \$13,599.38 in savings.

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