

Stagecoach Crossings Homeowners Association
Board of Trustees Meeting
December 5, 2018, 7:00 PM
Mike and Cathy Foos' House (12118 Laramie Trail)

Minutes

Present: Gary Fellows, Beth Paulson, Linda Fellows, Steve Wilkins, Mike Foos, Keith Bily, Dick Adamson, Monni Karim

Call to order 7:01 PM

Approve Agenda One item was added and the agenda was approved.

President's Report

The President notified us that we would more closely follow parliamentary procedure to make meetings run more smoothly and to provide time for the secretary to copy down the minutes.

The President announced the names of the new people in the homeowners association.

Treasurer's Report

Attached to the minutes. The treasurer's report approved.

Secretary's Report

Posted the website. The minutes of the last meeting were approved.

Old Business

A procedure was developed for dealing with situations where covenants are not being followed:

When non-compliance with the covenants occurs an oral notice of non-compliance is to be given to the homeowner. If the situation is not resolved, a letter will be sent to the homeowner with details of the non-compliance and including a 30 day period to correct the situation. If after 30 days the situation has not been resolved a second letter will be sent to the homeowner with an invitation to the homeowner to meet the Board, repeating the issue of non-compliance, and stating a 30 day notice to comply. A copy of this letter will be sent to our attorney in preparation for next steps.

When a homeowner reports a non-compliance to a member of the Board for action there must be sufficient information (time, place, activity) to be able to act on the report with a detailed description of the non-compliance.

New Business

The 2019 dues were set. We waived the \$150 covenant requirement for dues for 2019, and set the 2019 assessment at \$100. Letters will be sent to homeowners with the dues notice in January.

A policy to clarify Article I, ¶3 Animals was created. That policy is “The owner shall keep his/her dog under restraint at all times and shall not permit such dogs to be at large off the premises or property of the owner, unless on a leash under the control of a competent person.”

The annual homeowners meeting will be scheduled for the 3rd week in March. A time and place will be determined in January and homeowners will be notified at least 3 weeks in advance. Election of a new Board member will occur at that meeting.

The situation of an RV being stored on unoccupied lot was discussed. We have been advised by our attorney that an inadvertent change in our covenants of a year ago made this situation possible.

Adjourn: 7:57 PM

Stagecoach Crossing Treasurers Report

Checking Account			
	Beginning Balance 09/01/2018		Beginning Balance 10/01/2018
	\$7,414.11		\$6,435.13
Withdrawals			10/12 \$462 grass 10/16 \$25.13 mailbox 10/16 \$107.19 website
	Ending Balance 09/30/2018		Ending Balance 09/30/2018
	\$7,414.11		\$6,819.79
Savings Account			
	Beginning Balance 09/01/2018		Beginning Balance 10/01/2018
	\$6,434.92		6,435.13
Dividend Deposit	0.21		0.55
	Ending Balance 09/30/2018		Ending Balance 10/31/2018
	6,435.13		6,435.68
Total Balance of Checking and Savings	\$12,849.24		\$13,255.47