

Minutes 09-05-09

## Stagebridge Community Annual Meeting

Members present: Nancy and Mike Connors, Lauren and Bob Carter, Anne and Mike Knasel

The Meeting started at 11:00 AM at the home of Nancy and Mike Connors.

Mike Knasel gave a summary of the current just issued annual report which had been circulated prior to the meeting. The meeting followed the agenda as noted in that report.

The owners' directory was circulated for changes. It will be reposted on our web site.

Under the category of Maintenance, this past year went over budget by \$55.00. One reason for this was more snow plowing than had been in the budget, 4 times in two storms. The extra plowing was to allow residents to go out in the early AM to work, while snow continued thought-out the day and was then plowed again. Snow plowing is a regular part of maintenance and will cover the newly paved portion of Stagebridge Trail road up to Lot 8 entrance.

Mowing: There was a question on the cost of mowing as part of the maintenance and ways to reduce this cost. Use of a local provider, Kevin Moore, was suggested. There was concern that on Lot 3 grass gets quite high. This is currently being bushoged as a courtesy to the owners by the Community, it would be better if it were mowed regularly.

Landscaping: There is a desire to have a smoother transition from the area of juniper on the entrance bank to the area of grass and trees.

Other Maintenance: It was raised whether the community could purchase its own mowing/maintenance equipment, it was felt that this decision should be deferred to the time when there are more houses built.

There was discussion about the hazards of yellow jackets, poisonous snakes and other wild animals. Please be careful when outside, just as with anyplace in the outdoors, there can be pests lurking.

Owner News: Lauren Carter reported that the vineyard has yielded 25 gallons of wine this year but grapes were harvested early due to deer depredation. The Carters are exploring means to prevent the deer prematurely harvesting the grapes.

The Connors are very pleased with their home and a tour was given for the participants. The interior decorating and finishes are exquisite.

Settlers Rest: The fencing around the cemetery has been augmented by chestnut rails. Bob Carter has mapped the location of the grave markers in the cemetery with their

inscriptions. There was support by the group to hold a cemetery clean-up in the Fall. After the clean-up, the community could picnic together.

In the financial report, one owner has not yet paid the fees for the current fiscal year. He will be contacted again, and a lien on his property will be placed if the payment is not forthcoming.

The recent paving of the road to Lot 8 was funded by special assessment and involved 80 tons of stone. It has a chip and seal surface. Although generally a professional crew did a good job, the equipment parked at the Stagebridge Road entrance did mar the grass there.

The Stagebridge Community Home Guide was circulated. The photos and descriptions of current houses will be used to market the possible ways to build a home at Stagebridge. The segment devoted to plans of sold but yet unbuilt lots is for internal community use only.

Owners were reminded to be cautious about brush fires and to be vigilant as hunting season approaches for trespassing hunters.

In discussing the time of next year's annual meeting, the group agreed that the meeting could be moved to later in the year if that will facilitate more owners attending. The group also thought including a more formal meal as part of the event might attract participants. Expressions of assistance to out of town owners including overnight stays in Stagebridge homes were made, in order to encourage everyone to participate.

Bob and Lauren Carter shared their recently developed plans for landscaping their property. Their plan was drawn up by a landscape architect and they are looking forward to implementing the plan beginning this Fall.

The meeting formal portion ended about 12:15, and a luncheon was shared by all attendees, while continued lively discussion about life at Stagebridge took place.