

Minutes Stagebridge Community Annual Meeting
November 12, 2011

Attendance: Mike and Nancy Connors (Lot 8) and Hosts, Bob and Lauren Carter (Lot 1), Walt and Terry Mendenhall (Lot 5), Lois McCormick (Lot 3), Bob Bertram and Peggy (Lot 7), Anne and Mike Knasel, and Chris Reichel.

The meeting was called to order by Mike Knasel at 3:13 PM and mutual introductions were made.

Mike Knasel ascertained that the owners had accessed the annual report and reported that there have been no changes in lot ownership. Maintenance of the road and the common areas has continued. The attention to grass mowing and trail clearing helps to maintain property values.

Although there was severe snowfall two years ago, last year was not so bad and the road was plowed only two times. He reminded the owners who to call to initiate plowing.

Under financial matters, it was reported that although dues increased last year, there has not been an accumulation of extra funds to cushion the effect of a major snowstorm or to provide for repair of the road.

In June, it was discovered that the road was in danger of being undermined due to erosion and an engineer was consulted who recommended Rip/Rap and seeding. Mike Knasel reported that the grass should be kept long in the Rip/Rap areas for stability. Comments were made about the torrential downpours in June and that the location of the erosion was predictable. The erosion repair work is being done in the current fiscal year.

A question was raised as to the benefit of a sealant on driveways to prevent or slow cracks. It was felt that this is of questionable value. It was noted that the mailman goes off the edge of the road at times and could cause damage.

There was discussion of the appearance of the mowed areas and it was felt that every 2 to 3 weeks was an appropriate interval. The junipers were felt to be doing well. The owners felt that the walking path was used infrequently and that maintenance on this could be cut back. The cleaning up of fallen trees by owners was discussed and no objections were raised to owners removing fallen trees from their own property.

The insurance which the community pays is for the directors and is good business practice to protect all in the community.

There was discussion of how to increase the amount available for unexpected repairs to the road and common areas. It was suggested that Mike Knasel review some estimates and cost projections and recommend how much extra annually would be needed. The community recognizes that special assessments may be needed at times of emergency.

Other areas of concern for the community were the desire to walk on the road and the speed of the internet available in the area. A vendor in Lovington is purported to have in plan a 4G network but so far it is not at Stagebridge.

The revision to the covenants about the walking trail was reviewed. It allows access along the driveway from end of lot 8 to lots 11, 12, and 13. The driveways to lots 11 and 12 are still private.

It was suggested that the covenants allow for e-mail ratification of changes. All present were in favor of amending the covenants to allow for e-mail ratification of changes.

Lauren and Bob Carter reported on their venture in raising chickens and maintaining bees. The four chickens (each one a different breed) are all yielding eggs (2 – 4 per day) and the bee hives have produced honey (9 gallons in three harvests). Lauren and Bob have found the grapevines difficult to care for.

The next step on the walking trail driveway easement is for Mike to circulate the document as an e-mail attachment and for the owners to vote by e-mail on changes. The owners present were in unanimous agreement.

The owners voted to continue permitting the chickens on Lot 1.

There was a review of the status of the sold and unused lots.

The meeting adjourned at about 4:30 PM.

The dinner hosted by the Connors was delicious and enjoyed by all.