Stagecoach Townhouse Association

## Budget Meeting

September 21st, 2023

Present: Alison Harris, Don Young, Deanna O’Mara, Leah Prestwood, Kent Abernethy

Management: Justin Gerde

Justin presented the revised budget:

* Alison motioned to approve the budget Deanna seconded
* Alison motioned to build a gate in the trash area with a lock
	+ Deanna proposed 3 roll offs per year; spring, summer, fall and it to be located in the storage area vs. the trash area and notice go out day before or day of delivery.
* The board discussed different options to discourage people from dumping trash in the trash area
	+ A camera system was discussed
	+ Traditional roll offs were discussed
	+ 6 or 8 yards trash bins were discussed being placed throughout the property

historical information was provided for:

* Repairs & Supplies - Repair and Supplies are miscellaneous repairs NO QUOTE obtained and supplies such as snow melt and or small plumbing supplies.  Work performed mostly by Lynx.
* Telephone expense, is there an association telephone - No more phones for STA
* Summer Start up, what does this include and is it supplies or labor? Summer start up are Flower beds for certain common area
* Heat Tape/winterization, what does this include and is it supplies or labor? Heat tape would be under Maintenance Supplies
* Storage lot, is the $100 what the association pays to lease the land?
* Common area improvements, what does this include: Common Area improvements is a budgeted item that can be directed by the Board. Also a cushion in case the sewer needs major repair.

Alison adjourned the meeting.