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President's Message

By John Troka

Can we turn a spark into a fire?

Each week I receive an update on the results of our membership's voting on the recently proposed amendments to the Association's Declaration of Covenants, Conditions and Restrictions. While personally I am pleased that each of the four proposals are receiving strong owner support, what excites and encourages me even more is the level of owner participation in the voting process in just the few short weeks since the ballots were mailed. The latest results show that 54% of the ownership, or 801 of the 1,490 owners have already cast their vote on at least one of the four proposed amendments (See article on pages 2 & 3 for current voting results on each of the four proposed amendments). This far exceeds the 660 owners who ultimately cast their vote in the last covenant amendment process in 2013.

While there are many owners we still need to hear from, it is my hope and belief that the strength and promptness of our owner's response to the proposed amendments is just the beginning of a new level of engagement by the ownership in the affairs and activities of our community.

Throughout Stagecoach's 48-year history, there have been several constants. First is that change has always been a difficult and slow process. Second is that the only ones who will be able to drive change to improve and strengthen our community are the individual property owners. There has never been, and never will be one individual or entity that can step in and fix

the various infrastructure and development issues which our property owners must deal with every day. However, by working collectively, there our options and solutions that can be found.

I am excited by the increasing willingness demonstrated by owners to actively share ideas and seek ways to assist the Association in building a stronger community. I see it in property owners who are actively reaching out to their neighbors and fellow property owners to make incremental but meaningful

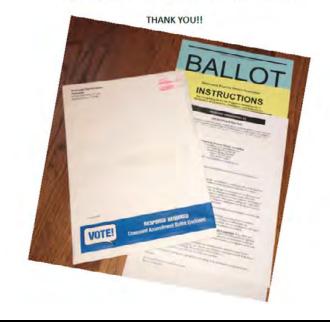
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STAGECOACH PROPERTY OWNERS ASSOCIATION
2019 COVENANT AMENDMENT VOTE

YOU STILL HAVE TIME TO VOTE!!!

IF YOU RECEIVED YOUR VOTING PACKAGE IN THE MAIL BUT HAVE NOT YET VOTED, PLEASE TAKE A FEW MINUTES TO CAST YOUR VOTE AND RETURN YOUR BALLOT IN THE ENCLOSED PREPAID ENVELOPE.



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improvements in their areas of our community. I also see it in our new Board members who have brought new energy, commitment and fresh ideas.

Serving on the Board of Directors is a great way to gain an in-depth understanding of our community and the issues it faces. More importantly the Board shapes, builds, and directs the activities of the Association as it works to move the Stagecoach community forward. Each year there are at least 3 seats on the Association's Board of Directors up for election at the Association's annual membership meeting in July. I encourage all owners with a strong interest in serving the community to consider standing as a candidate for election.

As a community, I hope we can capture this opportunity of increased membership engagement. Let's continue to work together to harness and focus this renewed energy – to turn a spark into a fire – to grow and improve our Association and the Stagecoach community. If you would like more information on standing for election to the Association's Board of Directors or how you can be more involved with the Association, please contact our Community Manager Bryan Ayer at (970) 875-2810 or bayer@steamboatassociations.com

Thank you again to all those who have mailed in ballots and I encourage all owners who have not yet voted to do so as soon as possible.

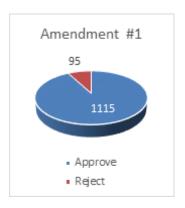
Have a wonderful and spring season!

Proposed Covenant Amendments

In January the Association mailed ballots to all members asking for their vote on four proposed amendments to the Association's Declaration of Covenants, Restricts and Conditions (the "Covenants"). If you did not receive your voting package and ballot in the mail, please contact our Community Manager Bryan Ayer at (970) 875-2810 or bayer@steamboatassociations.com

The four proposed amendments along with the current voting results are outlined below.

Amendment #1 - Allow the drilling of water wells by individual lot owners. Currently this is prohibited. With the recent ruling by the Colorado Division of Water Resources on water well permitting in the Yampa River basin, the Morrison Creek Metropolitan Water & Sanitation District has



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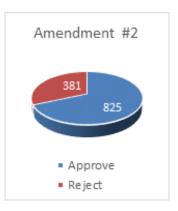
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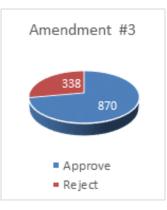
Amendments • Continued from Page 2

indicated they will stop requesting individual water well permits on behalf of owners whose lots are not served by the District's water system. While the District is willing to work with lot owners as the Association seeks approval for this covenant amendment, there is no guarantee they will continue this practice in the future. Without amending the current restriction, owners of undeveloped lots not served by the District's system will not be able to drill and use a well as a source of water.

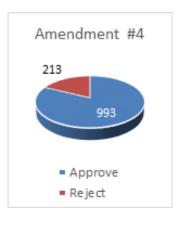
Amendment #2 - Allow for the keeping of chickens. Currently the keeping of chickens is prohibited in all areas of Stagecoach. amendment would allow the keeping of a limited number of chicken hens on developed lots within Stagecoach.



Amendment #3 - Allow for the keeping of horses and pack animals. Currently the keeping of horse/pack animals is prohibited in all areas of Stagecoach. The amendment would allow the keeping of a limited number of horse/pack animals on developed lots in certain subdivisions that are 5 or more acres in size.



Amendment #4 - Allow for the parking of one (1) trailer outside of an enclosed space. Currently no trailers of any kind are allowed to be parked outside of an enclosed space (i.e., garage or approved ancillary building) on any lots within Stagecoach. This amendment would allow for the parking of one (1) sports/ recreation related trailer outside of an enclosed space



on all developed lots. The amendment also extends the temporary parking of trailers from 120 to 180 days during the construction of a permanent residence on a lot.

Per our Covenants, amending of the Covenants requires the owners of two-thirds (2/3) of the lots/units of the Association to vote in favor of an amendment. As such, the owners of at least 1,498 of the total 2,235 lots/units must vote to approve each of the proposed amendments. While the early response rate has been excellent, none of the proposals has yet received the required 1,498 votes required.

Whether you are for or against the proposed amendments, your vote is important. If you have not yet voted, there is still time to participate. We will be reaching out again to all owners who have not yet submitted their ballot so please watch your mail in the coming weeks for an envelope from the Association. When it arrives, please take some time to review the material and promptly cast your vote by mailing back your completed ballot in the pre-addressed and stamped envelope.

It is our desire to complete the voting process for these amendments as soon as possible. The Board of Director's offers its sincere thanks to all those owners who have already cast their ballots and encourages all owners who have not yet voted to take a few minutes to have their voices heard and cast their vote on these important matters.



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Request For Interested Members To Participate On A Community Development Committee

The Stagecoach Property Owners Association is comprised of 2265 lots and almost 1500 individual owners. When people are looking to move to any new area, one of the most valuable items they want to find is a sense of community. Community events are a fantastic way to get to know your neighborhood and the diverse group of individuals that live and own property in the area. Recently there has been a renewed interest in bringing back some of the previous events such as Halloween gatherings and fireworks, as well as creating new events such as potlucks, family and kids' nights and fishing and/or lake gatherings.

If you are interested in helping to enhance your community by participating with a Community Events Committee, please notify Association manager Bryan Ayer, bayer@steamboatassociations.com. The committee will need some organizers and leaders but above all creative ideas that will encourage people to participate. As manager, Bryan will help put the group together and help steer the group in the right direction to achieve results through arrangement of places to hold events and apply for grant assistance through the SPOA Board of Directors.



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New, Improved Neigh**borhood Grant Program**

Do you have an idea for a community event in your neighborhood? Did you know Stagecoach Property Owners Association has a grant program that could financially incentivize you for doing so? SPOA is very excited to announce some changes to our current Neighborhood Grant Program that will make it easier for you fund your ideas for community enhancement. We are now offering grants up to \$2,000 for community building and neighborhood improvement projects.

What types of projects qualify?

It is our intention to sponsor activities that promote positive community building and neighborhood improvements. Eligible activities could include a neighborhood clean-up, block parties or potlucks, beautification projects, and common area improvement projects. A \$2,000 budget could afford professional catering for your event, rented equipment (like tables and chairs), landscaping elements, and more. One Stagecoach resident received a \$500 grant to make a temporary dumpster available to herself and her neighbors for convenient yard cleanup.

How to apply for a neighborhood grant

Ready to bring your idea to fruition? First we will need evidence that you have spoken with your neighbors and received positive feedback about your event. Gather signatures from at least ten or more neighbors who support your idea. Next you will need to prepare a grant application for the SPOA Board Members to review. In your grant application, be sure to include the following:

- A description of the nature of your event includes dates, times, and event details.
- Outline the predicted costs / budget for your project. Include bids/estimates from contractors or service providers where necessary.

- Supporting signatures from at least ten neighbors. *Optional
- Your contact information.

Send completed grant applications (grant application can be found at the back of this newsletter) to bayer@ steamboatassociations.com. The SPOA Board of Directors will review your application at the next quarterly meeting and provide a response.

Ineligible activities and grant rules

Neighborhood grants will not be issued for projects occurring on private property, only projects intended to improve community common spaces. Grants will not be issued for any projects involving political campaigning or personal/ professional promotions/exposure. Please note, Neighborhood Grant funds are not to be used to subsidize the purchase of alcohol. Only one grant will be issued per year for each individual neighborhood within the community of Stagecoach. A neighborhood will be considered an area no smaller than a 1,000 foot radius from the grant recipient's address for this purpose.

We look forward to receiving your applications for the Neighborhood Grant Program! Please contact bayer@ steamboatassociations.com with any questions about the grant program and to submit your completed grant applications. The Application can be found at the end of this newsletter.



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Possible Tax Benefits For Wildfire Mitigation

If you were not aware, individuals, estates and trusts may claim a subtraction on their Colorado income tax returns for certain costs incurred in performing wildfire mitigation measures on their property within Colorado. The subtraction is equal to either 50% or 100% (depending on the tax year) of the qualifying costs for performing wildfire mitigation measures. The total subtraction a taxpayer can claim per tax year is limited to \$2,500.

In order to qualify for the subtraction, the taxpayer must have a qualifying ownership interest in the private land upon which the wildfire mitigation measures are performed and fall under certain criteria. The subtraction is allowed for the actual out of pocket expenses incurred and be paid by the taxpayer primarily for wildfire mitigation measures. Some activities that would qualify would be work that creates a defensible space around structures, establishing fuel breaks and the thinning of woody vegetation for the primary purpose of reducing risk to structures from wildland fire.

For more information on requirements and qualifications please go to: http://www.colorado.gov/pacific/sites/default/files/Income65.pdf

For other information, you can contact the Wildfire Information Resource Center at: https://www.colorado.gov/pacific/dfpc/wildfire-information-resource-center or the Colorado State Forest Service at: https://csfs.colostate.edu/wildfire-mitigation/

News From the Park ... Stagecoach State Park

Hey SPOA, it's Ranger Craig checking in from Stagecoach. There have been a few articles In the Pilot and Today but I wanted to reach out and make sure you all had the most accurate information as it pertains to Stagecoach and some of the changes we are implementing at Stagecoach and other state parks in the area.

Back in May, Gov. Hickenlooper signed in to law the Hunting, Fishing and Parks Future Generations Act which grants the CPW Commission the authority to increase license and park pass fees to address projected shortfalls on both the parks and the wildlife side of the agency. The CPW Commission followed this up in November of 2018 with approval of many increases to park passes, fishing licenses and hunting licenses. I will outline you with some of those increases below but would encourage you to go to the CPW Website or call the park office with specific questions. First, I want to give you a little background with some information from the CPW Website...

 Colorado State Parks used to receive almost 30% of operating dollars from the state general fund but since 2010, state parks have not received funding from state general tax dollars except occasional small amounts

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News From the Park • Continued from Page 6

(less than one percent of the budget) for special projects. The loss of general funds resulted in reduced park programs and cuts to the number of full-time and temporary staff.

- At present, CPW faces significant financial challenges: increasing operational costs, changes to minimum wage and temporary benefits, additional vendor and technology costs, property maintenance needs, etc. Increases to park fees and products will help the agency face its financial challenges, while providing continued services to a growing number of park visitors.
- While the Commission had the authority to increase park fees, it could not exercise them because CPW had reached a total cap on park revenue (set in law). With the passage of the Future Generations Act (SB 18-143), the revenue cap was removed and the Commission now has the authority to raise park pass fees by no more than \$1 annually on all daily park passes and by no more than \$10 per year on annual park passes. All other park products/fees can now be adjusted as necessary without any cap.
- Colorado State Park fees were last increased for camping in 2015 and in 2010 for daily and annual passes.

Another part of this Act is that legislators wanted to encourage a "Pay to Play" philosophy where folks walking or biking in to state parks should be paying also. This will have an impact on Stagecoach. Effective January 1st, 2019, we now have a Walk-In Pass available at self-serve stations around the park. This is for those people that walk or bike in from town or the Stagecoach Community or park illegally on the county roads around the park. This is a \$4 per person pass for those people that don't have an Annual Pass. If you have an Annual Pass, bring the receipt or take a picture of your annual pass so when contacted you have something to show the ranger or gate attendant.

I truly hope the residents of SPOA understand that the park staff has made it priority to be involved in and support our local communities. We love supporting and working with Oak Creek staff and really hope we can build on our relationship with the SPOA Community.

Unfortunately, there is MUCH more to the story, but I am out of room to write. Please feel free to call the park office if you have further questions about this. Some new fees are as follows...Daily Park Pass is \$8, Annual Parks Pass is \$80, Hangtag (Transferable Pass) is \$120, Walk-in pass is \$4, Resident Fishing License is \$33. Please see the park's website at https://cpw.state.co.us/placestogo/Parks/stagecoach or call the park at 970/736-2436.

Stagecoach Property Owners Association Lodging Benefit

As a benefit of SAM management, SPOA members enjoy **special savings on vacation rentals** at our sister companies. Simply enter promo code **RGVIP19** at the time of booking, or mention it when you call (800)525-2622.







Use promo code RGVIP18 for an extra 10% OFF lodging at Steamboat Association Management sister companies

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2019 Stagecoach Real Estate Update

By Kerry Eaton, Town & Country Properties

Wishing everyone a healthy & prosperous 2019!

Stagecoach real estate market has been very active the first quarter of 2019. Traditionally we do not see this much activity until mid to end of the second quarter.

Since the first of January there have been 6 single family homes sold compared to the 1 sale in the first quarter of 2018. The sale prices range from \$360,000 to \$665,000. There are currently 3 homes under contract and 7 active listings priced from \$394,000 in Red Hawk to \$2,799,000 for a home on 300 acres in Greenridge.

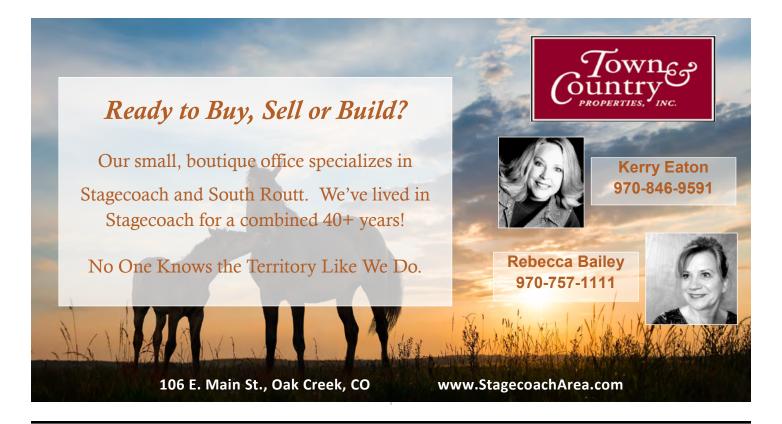
There are currently 2 townhomes and 2 condos on the market ranging from \$165,000 for a Wagon Wheel Condo to \$268,000 for a Stagecoach Townhome. There have been 2 condo sales a 3-bed/2-bath for \$225,000 and a 2-bed/1-bath for \$157.500.

Vacant lots are plentiful, with 92 active listings, ranging from \$5,000 to \$1,495,000 (320 acres). Since the first of the year there have been 11 lots sold, with another 3 under contract. With limited housing inventory we expect to see activity pick up in the next couple of months.

Inventory is low and demand is high, making NOW the perfect time to sell!

Please feel free to call our office for your free *Market Analysis*.

Information provided is from the Steamboat Springs MLS. It is deemed accurate, but not guaranteed. Statistics are through March 19,2019



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The South Routt School District provides this screening free of cost, so parents can see if their child is developing hearing, vision, thinking skills, language and motor skills at an appropriate level

Free Developmental Screenings!

All children ages 2.6 -5, not entering kindergarten



We will screen your child's hearing, vision, thinking skills, coordination, language and social/emotional skills.

Who should come?

All parents of children between the age of 2.6 and 5 years of age who are not entering kindergarten in the fall. (screenings for children age 0-2.5 are available through Horizons-Please call 871-8558 for an appointment)

When? Monday and Tuesday, March 11 and 12 from 9:00-12:00
Where? South Routt Preschool in Yampa
How? Call for an appointment at the Soroco Preschool

Cindy Ashley 970-638-1065

**This will also serve as the beginning of preschool registration

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Committee Members Needed Get Involved

The Stagecoach Property Owners Association is an organization that has many opportunities to be involved. There is of course a Board of Directors and there is the ACC Committee, however the Board would like to have property owners involved as much as possible and thus help is needed in several areas. Please contact your Association Manager if any of the following possible committees sound of interest to you.

NEWSLETTER COMMITTEE

Develop articles, artwork and editorials for publication in the newsletter

COMMUNITY DEVELOPMENT COMMITTEE

Development of ideas to benefit the community of Stagecoach such as picnics and fireworks

In the future we expect additional opportunities such as serving on a road and/or an infrastructure committee. Since SPOA encompasses a large area and many individual property owners, there must be individuals with an array of expertise, talents and life experiences. If you could contribute some energy and time to help out it would be greatly appreciated.

Stagecoach Express Advertising Rates

Stagecoach Property Owners Association puts out a quarterly newsletter that is mailed to approximately 1200 owners of which about 400 live in Stagecoach and another 400 more who have property in Stagecoach and live in the Oak Creek and Steamboat area. We are accepting ads to be included in our next publication which comes out the beginning of February.

The newsletter is in an 8-1/2 x 11 inch format, written in 2 columns. The ad sizes and prices per edition are as follows:

1/4 page – 3.625" w x 3.25" h\$8	30
1/3 page – 3.625"w x 5"\$12	20
1/2 page vertical – 3.625"w x 7.5"h \$15	50
1/2 page horizontal – 7.5"w x 3.25"h \$1!	50

There is a 20% discount if 4 orders covering one year are placed. Sorry but we no longer do business card size due to our new layout.

Ads can be in color or in black/white and can be sent to us as hi-resolution JPG, TIFFs or PDF files. Please Email us your format.

If you would like to advertise, please contact the Association Manager:

bayer@steamboatassociations.com

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Current Board of Directors

Stagecoach's Governing Body

President

John Troka (*Term-ends July 2019*) 2890 Majestic View Dr, Timnath, CO 80547 jtroka@msn.com

Vice-President

Rob Walker (*Term-ends July 2018*) 22636 Commanche Road, Oak Creek, CO 80467 *walker.rob.1973@gmail.com*

Secretary

Kayleen Cohen (*Term-ends July 2021*) *kayleen@mtndogmedia.com*

Treasurer

Matt Kaufmann (Term-ends July 2020) 2075 Walton Creek Road Steamboat Springs, CO 80487 mattkaufmann@mybrokers.com

John DiNicholas (*Term-ends July 2019*) 33225 Ramuda Trail, Oak Creek, CO 80467 iohndinicholas@hotmail.com

Scott Okerstrom (Term-ends July 2020) **scottokerstrom@gmail.com**

Tom Watts, Current ACC Chairman (*Term-ends July 2020*) 31675 Shoshone Way Steamboat Springs, CO 80467 ttwatts@comcast.net

Vicki Weber (Term-ends July 2019) 32456 Ute Trail, Steamboat Springs, CO 80487 2webers@q.com

Kate Rachwitz (Term-ends July 2021) **katerachwitz@gmail.com**



The following information can be found on the association's website:



www.Stage-Coach.com

Financial Statements

Meeting Minutes

Governing Documents

Committee Charters

Community/Common Area Documents

Additional Community Information

For other questions please contact:

Stagecoach Property Owners Association

Managed by Steamboat Association Management

675 Snapdragon Way Suite 100

Steamboat Springs, CO 80487

Association Manager – Bryan Ayer

bayer@steamboatassociations.com

(970) 875-2810

STAGECOACH PROPERTY OWNERS ASSOCIATION

Meeting of the Board of Directors Oak Creek Community Center Steamboat Springs, Colorado November 17, 2018

Board Members Present: John Troka (President), Rob Walker (Vice President), Kayleen Cohen (Secretary), Matt Kaufmann (Treasurer), John DiNicholas, Vicky Weber, Kate Rachwitz and Scott Okerstrom

Board Members Present by teleconference: Tom Watts

Management Present: Bryan Ayer, Association Manager

Owners and Guests Present:
Jeff Rachwitz – Sky Hitch IV
Shannon Troka – South Station II
Corky Fisher – Black Horse I
Lona Christiansen – Eagle Watch

John Troka called the meeting to order at 9:00 am.

With 9 Board Members attending, a quorum was present.

Approval of Board Meeting Minutes and Ratifications:

Approval of August 18, 2018 Board Meeting Minutes

Motion: Kate Rachwitz moved to approve the minutes as written. Rob Walker seconded. There was no more discussion. The motion passed without dissent.

Approval of September 10, 2018 Board Teleconference Meeting Minutes

Motion: Rob Walker moved to approve the minutes as written. Matt Kaufmann seconded. There was no more discussion. The motion passed without dissent.

Approval of October 22, 2018 Board Teleconference work session minutes

Motion: Kate Rachwitz moved to approve the minutes as written. Scott Okerstrom seconded. There was no more discussion. The motion passed without dissent.

Member Comments:

Jeff Rachwitz addressed the board on the subject of road standards. Mr. Rachwitz expressed his concerns regarding the requirements of Oak Creek Fire District, Routt County, Morrison Creek Water and Sanitation and of the SPOA adopted Road Policies. Mr. Rachwitz has purchased several lots towards the end of Shay way in Sky Hitch IV. He has been in discussion with other owners in the area and they are in agreement that they would like to keep the rural look of the area and for there not to be a full county standard road through the area as required by the above-mentioned entities

Mr. Rachwitz was looking for support from the SPOA Board before moving on to discussions with the other governing entities to change the requirement standards. It was suggested by the manager that as Mr. Rachwitz moves towards discussion, he should consider approaching the governing entities to change the number of houses requirement instead of the widths of the roads.

The Board was in support of Mr. Rachwitz moving forward with the discussions but was not prepared to endorse any changes to the current standards/requirements until the proposed changes were documented and reviewed. It was also suggested that it may be more effective for SPOA to approach the Oak Creek Fire District as a start versus individual owners. Mr. Rachwitz requested to join the Road Committee and will give a written request to the chair of the Committee, John Troka.

There was no other public comment at the time.

<u>General Business Summary</u>: Community Manager Bryan Ayer provided an update on Association business matters.

<u>Community Burn Pile</u>: The community slash pile at Stirrup way is very large this year and should be burned before December 1st. The Manager has had discussions with several owners and they are very supportive of the area. It was also suggested to have several burn areas throughout the southern subdivisions of SPOA that would be in closer proximity to lots that have a lot of dead timber so owners would not have to haul the slash so far.

<u>Grooming Contract</u>: The 2018-2019 Nordic trail grooming contract with Dave Keller was approved on 5-19-18. The contract starts December 16th dependent upon snow levels.

<u>Coyote Run Tap estimate:</u> When the irrigation system at Coyote Run park was blown out this fall by the contractor, Mountain Roots, several leaks were discovered within the tap and backflow system. The Manager presented an estimate of between \$2,900 and \$3,450 to reconstruct the tap and backflow and to construct a 6X6 timber vault to house the new tap hardware configuration including a lockable lid.

MOTION: John Troka made a Motion to approve up to \$3,750 of Project/Reserve Funds for the proposed Scope of Work to fix the tap system for Coyote Run Park. Kate Rachwitz seconded. There was no more discussion. The motion passed without dissent.

<u>Trail Master Plan:</u> The manager will continue to meet with Aryeh Copa, a local trail designer on the development of a trail master plan. It was requested of the manager to ask Mr. Copa for an example of his past work. He is currently working with the Routt County Riders and their master trail plan as well as has a history with trail design in Hawaii.

<u>Neighborhood Grant Program</u>: The manager approached the Board for discussion on the current Grant Program and the possibility of raising the maximum grant amount to help to encourage more projects in the community.

MOTION: John Troka made a motion to change the maximum grant amount from \$25 - \$500 to up to \$2,000 and to remove the current deadline dates as well as the signature requirement. Kate Rachwitz seconded. There was no more discussion. The motion passed without dissent.

ACC Applications: There have been 9 applications to the ACC since the August 18, 2018 meeting: 3 houses, 2 ancillary buildings, 2 sheds, a fence and a home addition.

<u>Covenant and Rules Enforcement:</u> The Manager discussed current and past covenant enforcement. There is one new case of an illegal shed being built in Sky Hitch IV. The manager has made contact and issued the first letter of compliance. Due to the incoming winter weather, the shed must be moved by June 1st.

The issue with Mr. Scrafford continues to be ongoing and there has not been any progress on cleanup of his lot in Black Horse II or payments received for past assessments. He has been sent a letter from the attorney, yet without response. Next steps were discussed and upon the advice of Tom Watts, it was determined that the Rules Committee would continue to pursue mediation as a means to cure. The Rules committee for 2018-2019 is John DiNicholas, John Troka and Vicky Weber.

<u>Accounts Receivable:</u> As of November 12, 2018, there were a total of 362 lots that owed a total of \$40,678. Sixty-seven (67) of those lots owe more than 1 year's assessment.

Treasurer's Report:

Matt Kaufmann presented the Association's financial report and statements as of September 30, 2018.

Total Cash at the end of September was \$555,278 of which \$157,336 are restricted road funds held for Horseback, Morningside and South Shore.

Accounts payable at the end of September was \$7,353.

Operating income for 9 months was \$91,657. This amount reflects net operating assessments of \$86,871 and \$4,786 in other income which is predominately late fees.

Operating expenses for the same period totaled \$83,374 and includes management fees, professional services such as accounting and legal expenses, meeting and member communication costs and common areas maintenance costs for the park and Nordic trail. As of September 30, 2018, the net operating fund surplus was \$8,282.

Project/Reserve Fund income of \$113,526 primarily reflects \$112,891 in member assessments. Year to date project/reserve spending was \$22,516 and was comprised mostly of wildfire mitigation costs including costs associated with updating the Stagecoach Area Community Wildfire Protection Plan. In addition, there were \$3,436 in legal costs associated with water wells and common area ownership, \$3,557 in community infrastructure for new cluster mail boxes and \$1,760 in road maintenance.

Restricted Fund income for this period was \$270 which was the interest earned on funds held. There has been \$8,159 spent on legal work associated with enabling use of the Morningside/South Shore Restricted Road funds for other infrastructure projects in these subdivisions.

Accounts Receivable – Collections: Accounts Receivable as of September 30 was \$44,120. As of November 12, 2018, the A/R was \$40,678.

<u>2018 Foreclosure Actions:</u> At the August 18, 2018 BOD meeting, the Board reviewed the list of properties being delinquent more than three years in payments of their assessments. As a result, eighteen (18) accounts were referred to the Association's attorney for the issuance of final collection demand letters. Of those that were issued letters, seven (7) owners have still not paid. Of those owners, only one was considered economically viable due to the combination of property taxes owed and market value of the property.

MOTION: John Troka made a Motion to foreclose the Association's assessment lien against the property of Westwater LLP, owner of Lot 102 in Eagles Nest and therefore to direct the Law Office of Sarah D. Claassen P. C. to commence suit against Westwater LLP, seeking judgement and a decree of foreclosure; to authorize Claassen to submit the decree of foreclosure, when and if received with the Routt County Sherriff's Office to proceed to foreclosure sale. Kate Rachwitz seconded the motion. There was no more discussion. The motion passed without dissent.

Results of the 2017 Independent Financial Review: John Troka discussed the FY 2017 financial review that was completed by Catterson & Company, P.C. In accordance with the SPOA Bylaws, there shall be an annual audit or an annual financial review performed each year. Based on the review, the accountant's conclusion indicates they were not aware of any material modifications that should be made to the reviewed financial statements in order for them to be in accordance with general accepted accounting principles.

New investment account for Reserve Funds: John Troka discussed the option of a CDARS (Certificate of Deposit Account Registry Service) account for the Project/Reserve funds, which is an option for retaining full FDIC insurance on deposit amounts larger than \$100,000. The current reserve balance in the Money Market account as of September 30 is \$360,407. The FDIC only covers up to \$250,000 in insurance for any one bank. The CDARS program breaks the account balance into smaller amounts and place with other banks that are members of a special network, then those member banks issue CDs in amounts under \$100,000 so the entire investment is eligible for FDIC insurance.

The Board is interested in the idea, however they would like the manager to find out what is the fee and who charges the fee, i.e. the one bank or all the member banks, before making a decision.

Old Business:

Morningside/South Shore Road Agreement Modification: Routt County chose to challenge SPOA's petition to the Court seeking permission to use the excess restricted road funds to improve other infrastructure in these subdivisions. Currently the original settlement agreement for these subdivisions allows the Restricted Funds to be used only for road improvements. This use of the funds is more restrictive than SPOA's settlement agreement with Routt County for Horseback which allows for use of excess funds on other infrastructure projects.

As Routt County is responsible for maintaining the roads in Morningside and South Shore, the Board sought permission to utilize the remaining monies for other infrastructure projects in these subdivisions. The County indicated a willingness to support the Association's petition if the Association agreed to terminate the existing Morningside/South Shore settlement agreement AND the Horseback settlement agreement.

It was decided by the Board that eliminating the current agreements was not in the best interest of the owners in the Morningside, South Shore and Horseback subdivisions and further pursuit of the petition would merely result in the Association incurring unnecessary legal costs. Therefore, the Association's petition to the court was withdrawn and the Board will pursue other opportunities to utilize the excess funds for the benefit of owners in the covered subdivisions.

Steamboat Association Management 2019 contract removal: At the August 18, 2018 Board meeting, the Board authorized John Troka and Rob Walker to meet with SAM to re-negotiate the existing 1-year management contract for 2019. Mr. Troka met with Steve Frazier, President of Mountain Resorts and current leader of Steamboat Association Management, and Bryan Ayer, SPOA Manager to discuss the contract. As the current contract is a one-year contract with an evergreen clause, SAM proposed the 2019 contract language remain the same with a 3% increase in the annual management fee and adjustments to various labor rates not typically incurred by the Association. SAM also indicated their business model and compensation structures were changing and they would not renew the existing contract beyond 2019. After discussions between John Troka and Rob Walker, it was decided to accept SAM's proposal for renewing the 2019 contract.

In light of SAM's indication they would not renew the existing contract beyond 2019, Rob Walker agreed to lead a working group to develop an RFP to put out to bid for management services in 2020. Board members John DiNicholas and Kayleen Cohen volunteered to join the working group as well.

<u>2019 Budget and Annual Assessment Proposal:</u> John Troka presented the proposed 2019 operating budget for SPOA for discussion and approval. The 2019 Budget had previously been discussed at working session of the SPOA Board by teleconference on October 22, 2018. The proposed total operating expenses for 2019 is \$112,200. This is a decrease in the Association's annual operating budget of \$5,800 mostly as a result of lowering the proposed meeting costs, legal professional services and insurance costs.

MOTION: Tom Watts made a motion to adopt the proposed final 2019 operating budget as presented. Kate Rachwitz seconded the Motion. There was no further discussion. The Motion passed without dissent.

John Troka next presented the proposed project/reserve forecast that reflects 2019 project/reserve spending in the \$127,000 to \$167,000 range. Prospective projects include common area development and maintenance, road infrastructure repair and maintenance, wildfire mitigation and community development activities.

MOTION: Kate Rachwitz made a motion to adopt the proposed 2019 Project/Reserve forecast as presented. Vicky Weber seconded the motion. There was no further discussion. The motion passed. John DiNicholas abstained.

MOTION: Tom Watts made a motion that the total 2019 annual assessments be \$120.00 per lot; \$47.96 to fund operations and \$72.04 to fund project/reserves. Kayleen Cohen seconded the Motion. There was no further discussion. The Motion passed without dissent.

ACC Design Standards Policy Proposals: At the August 18, 2018 Board meeting, three proposed policies related to the ACC approval process for fences, sheds and greenhouses were presented and approved

by the Board to be published in the newsletter and set for adoption at this meeting. The policies, 2018-1, 2018-2 and 2018-3 were published in the third quarter newsletter sent by email on October 2, 2018 as well as published on the Association's website, www.stage-coach.com.

MOTION: John Troka made a motion to adopt the new proposed ACC construction guideline 2018-1 (Fences) as approved at the August 18, 2018 meeting and published in the 3rd Quarter 2018 newsletter. Tom Watts seconded the motion. There was no more discussion. The Motion passed without dissent.

MOTION: John Troka made a motion to adopt the new proposed ACC construction guideline 2018-2 (Sheds) as approved at the August 18, 2018 meeting and published in the 3rd Quarter 2018 newsletter. Kate Rachwitz seconded the motion. There was no more discussion. The Motion passed without dissent.

MOTION: John Troka made a motion to adopt the new proposed ACC construction guideline 2018-3 (Greenhouses) as approved at the August 18, 2018 meeting and published in the 3rd Quarter 2018 newsletter. Kate Rachwitz seconded the motion. There was no more discussion. The Motion passed without dissent.

<u>Proposed Covenant Amendments:</u> At the 2018 SPOA Annual meeting, proposed covenant amendment drafts were presented to the ownership concerning Amendments to Article V; Section m on Animals, Article V; Section f on temporary residences and trailers and Article V; Section g on Water and the drilling of water wells. The Board has worked over the past year to finalize the drafts of the proposed amendments.

<u>Proposed Covenant Amendments – Animals (Article V, Section m.):</u> Originally the proposed amendment to allow chickens and horses/pack animals were included together as a single amendment. The Board chose to split these into two separate amendment proposals so owners can vote yes or no to allow chickens and then again to allow horses/pack animals.

There was discussion regarding adding goats to the proposed amendment for horses/pack animals.

MOTION: Vicky made a motion to add goats to the proposed covenant amendment to allow horses/pack animals. Kate Rachwitz seconded the motion. There was no further discussion. The motion failed.

MOTION: Tom Watts made a motion to approve the proposed language of the two amendments to the Animals covenant and to submit to the ownership for voting. Kate Rachwitz seconded the motion. There was no further discussion. The motion passed without dissent.

<u>Proposed Covenant Amendments – Temporary Residences (Article V, Section f.) & Trailer Parking and Storage(new):</u> Following Board discussion it was determined to add a proposed change to the language

of the covenant regarding temporary residence for guests. It was also determined to change the language of the proposed covenant addition on Trailers to add that the one trailer allowed outside of an enclosed space should be parked in the driveway or to the side or rear of the house unless the topography of the lot does not allow it. In these cases, the owner must obtain approval of the parking location from the Association. Note: The proposed amendment to the Temporary Residences covenant and the addition of the Trailer Parking & Storage covenant will be voted on as a single item since it involves taking issues addressed in the current, single covenant and splitting it into two covenants.

MOTION: John Troka made a motion to approve the proposed language for the Temporary Residences covenant and to submit to the ownership for voting. Rob Walker seconded the motion. There was no further discussion. The Motion passed. John DiNicholas was opposed.

MOTION: John Troka made a motion to approve the proposed language for the new Trailer Parking and Storage covenant and to submit to the ownership for voting. Kate Rachwitz seconded the motion. There was no further discussion. The Motion passed without dissent.

<u>Proposed Covenant Amendment – Water (Article v, Section g,):</u> After Board discussion, the proposed language for the amendment to the Water covenant was unchanged.

MOTION: Kate Rachwitz made a motion to approve the proposed language for the Water covenant and to submit to the ownership for voting. Rob Walker seconded the motion. There was no further discussion. The Motion passed without dissent.

<u>Proposed Covenant Amendment Ballot for Owner Voting:</u> The ballot language was amended to remove the deadline date and to adjustment the trailer language.

MOTION: John Troka made a motion to approve the proposed language for the ballot to be used by owners for voting on the covenant amendments. Tom Watts seconded the motion. There was no further discussion. The Motion passed without dissent.

New Business:

Owner Reimbursements for Road Extensions/Improvements: In the past few years, the Board has received several requests from owners for some reimbursements for road work improvements upon roadways within the Stagecoach subdivisions. The Road Committee is working on consistent guidelines that would have reimbursements reviewed on a per requested basis and based upon what work SPOA may have done for general maintenance items, such as surveying and drainage. John Troka is reviewing the requests and will come back to the Board for discussion on the particular cases at the February Board meeting.

ACC Designs Policy Proposal: In January of 2009, the ACC adopted a guideline on the maximum size of a dwelling. The guideline indicates no dwelling shall exceed 5,000 square feet of floor area, including the floor area of any attached garage. Tom Watts, ACC Chairman, introduced a proposal to rescind the policy concerning maximum floor area based upon the language in the covenants that sets a minimum floor area but does not set a maximum.

MOTION: Tom Watts made a Motion to rescind the approval of the policy concerning maximum floor area as enacted in January 2009 with the change to be published in the newsletter for review by the Ownership. Matt Kaufmann seconded the motion. There was no further discussion. The motion failed with 4 members voting for the motion and 5 voting against the motion.

<u>Next Board Meeting:</u> The next regularly scheduled Board meeting will be held on February 16, 2019 in the conference room at the offices of Steamboat Association Management.

The Board meeting was adjourned at 2:20 p.m.



Stagecoach Property Owners Association

Neighborhood Grant Program c/o Steamboat Association Management 675 Snapdragon Way Suite 100 Steamboat Springs, CO 970.875.2810 bayer@steamboatassociations.com

Neighborhood Grant Program

Welcome to Stagecoach Property Owners Association Neighborhood Grant program. We believe that citizens are our most valuable resource and it is our goal to promote positive neighboring activities and neighborhood revitalization by providing financial assistance through neighborhood grants. Grants from \$25 to \$500 are available for eligible projects. Please read application thoroughly first.

Eligible activities may include:

- Neighborhood clean-ups
- Block parties/potlucks
- Beautification projects
- Common area improvement projects

Ineligible activities include:

- Projects on private property
- Political campaigning
- Homeowner Association business expenses
- Alcohol purchase

Grants will be evaluated based on the following criteria:

- Fostering positive neighbor relationships
- Building a sense of pride in one's neighborhood and community
- Inclusive outreach to all residents in the neighborhood
- Number of neighbors participating and benefiting from event
- Matching donations and volunteer hours contributed to event
- Efficient allocation of Association resources

Grant Terms and Conditions

- Applications submitted after the event/activity will not be considered
- All grants must be utilized for projects benefiting the entire neighborhood.
- Grants must be submitted by neighborhood residents or HOAs.
- Up to \$2,000 will be granted to a neighborhood in a calendar year. A neighborhood will be considered an area no smaller than 1,000 foot radius from grant recipient's address for this purpose.
- Signed permission is required if event is held on private property; see application.
- Receipts and an evaluation must be submitted to the Association within 2 weeks following program or event. If you fail to turn in these items, you may be ineligible to apply for future grants.
- Please note: Grant monies cannot be paid to an Association or Steamboat Association Management employee.

Submission

Send your completed application to:

Stagecoach Property Owners Association – Neighborhood Grant Program

Email: bayer@steamboatassociations.com mail: 675 Snapdragon Way, Suite 100 fax: 970-875-2842 Steamboat Springs, CO 80487

Award

Notification of awards will be by email unless requested otherwise. The notification will include a contract between the Association and the applicant. The contract must be received by the Association before the check can be mailed.

Thought should be put into planning in order to allow time for checks to be written and administered to neighborhoods. Checks may not arrive until 4 weeks after the Friday following the close date of the application period, meaning that the funds may be considered a reimbursement for the event rather than provision of funding prior to the event, depending on timing of your event.

Additional Information

Please call Bryan Ayer, the Association Manager, with questions or comments. He is happy to serve as a resource and to provide examples of previously funded events or projects. He can be reached at 970-875-2810 or bayer@steamboatassociations.com.

Stagecoach Property Owners Association - Neighborhood Grant Application

Please fill out this application as completely as possible knowing it is subject to approval.

Applicant Name		Day Phone	
Applicant Street Address		Zip	
Applicant Email Address			
Type of Event		Date of Event	
Amount Applying for \$	(T	otal Requested for Grant)	
Number of Households who wil	l benefit from program/ev	ent	
Number of people you expect to	o attend		
Neighborhood Information			
The Association requires three i	neighborhood contacts to	help ensure the success of the proj	ect or event.
Neighborhood/Homeowners As	sociation Name		
Number of Households in Neigh	borhood/HOA		
		and corresponding event/project:	
Name			
Address	Zip	Email	
Name	Day Phone		
Address	Zip	Email	<u> </u>
Name	Day Phone		
Address	Zip	Email	

Project/Event Description
1. Please describe the project/event.
2. How does this project/event benefit your neighborhood? What neighborhood needs/issues are being addressed?
3. How will the event be publicized? Please describe in detail. (You can copy flyers for free at the offices of the Association's management company. Call our Association Manager Bryan Ayer at 970-875-2810 for details)
4. Is there any on-going maintenance required for this project/event? No Yes. If yes please describe the plan for assuring success in sustainability.

5. How is the neighborhood contributing to this project/e	vent?		
6. Will the project/event be held on private property?	No	Yes.	
If yes, Please have the property owner sign below indicati	ing you hav	ve her/his permissi	on to hold the
project/event on the property.			
Property Owner Signature		Date	
Street Address		Zip	

Event/Project Budget

Please complete this budget sheet. Include a detailed description and cost of each item. If the cost is recouped in a donation, please make that indication and name the donor. Be sure to include all neighbor contributions as well. Please note that the Association will not fund alcohol.

If you are receiving in-kind or actual monetary donations please indicate which items will be donated.

Item Description	Cost of items to be	If it is a donation	Donation Value
	purchased (Do not	or in-kind	(if known or
	include donated	contribution,	estimate)
	items in this	please write who is	
	column)	donating here and	
	,	the value to the	
		right	
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
TOTALS	\$		\$

TOTAL GRANT AMOUNT REQUESTED \$		
Volunteer	Hours	
	_Number of Volunteers	
	Average number of hours each volunteer contributes	
	TOTAL VOLUNTEER HOURS	