

Stagecoach Express

Stagecoach Property Owners Association



A Quarterly Newsletter



www.Stage-Coach.com

No

1st Quarter • 2021

President's Message

Page 1

Stagecoach at a Crossroad
– What path will the
community choose?

Page 2-3

Morrison Creek Water &
Sanitation District Update

Page 4

Water Supply Forecast
Discussion

Page 5-16

South Routt School
District

Page 17-18

Building Information and
Exterior Improvements

Page 19-21

Neighborhood Grant
Program

Page 22

YVEA/Luminate State
Broadband Fund

Page 23

State Broadband Fund
Application

Page 25-26

President's Message

By Kate Rachwitz

Hope everyone had a safe and loving Holiday. Now that is over, 2020 was the pits. I am happy to let you know your Board is still working hard on helping the membership. The 500 square foot minimum covenant change, will be sent to you to vote on soon. This is the change in the covenant to allow 500 square foot, Single family residences in subdivisions Sky Hitch I,II,III and IV,South Station I and II, and Overland, where Routt County does not maintain the roads. The houses must pass the muster of the Architectural Control Committee and Routt County as well. These ARE NOT "tiny homes" on wheels, but small conventional dwellings for seasonally accessible areas in southern Stagecoach.

The Board has also agreed to not raise the assessment this year and keep at the current level. And on the subject of the assessment, many of you wonder where the money SPOA collects goes. Our management company SAM, receives about 23%, Insurance,taxes and mailings about 10%, and the Reserves has 50%. The reserves exist for road projects, trail projects and other possible big ticket items. It is a "just in case" fund. Intended for future items that may take years to save for, like infrastructure or a Community Center. If you want a voice in what this money is used for, come to the meetings and volunteer for the road or trail committees and the board as well. This is easier now because of the pandemic,(one good thing), you can participate via ZOOM. We've had excellent turn out at our meetings because of this technology and I encourage you to join us.

NEXT SPOA MEETINGS

February 20, 2021 - BOARD

May 15, 2021 - BOARD

July 17, 2021 - ANNUAL

All Board meetings will be conducted through the Zoom app with links being sent out prior to the meeting to those that want to participate

It is my hope to allow our members to speak first after preliminary business, like minute approval has taken place. We want you, the member, to provide us with what should take priority in the meeting so you do not have to sit through the long fatigue inducing process. If there is something you want to discuss that isn't on the agenda, let April know in the messages. If you want to discuss something on the agenda we will gladly move it up to the front as well. We are one of you, often referred to as "they," but we are volunteers here to serve the best we can. Join us.

Stagecoach Property Owners Association Stagecoach Express

A Quarterly Newsletter

www.Stage-Coach.com

Nº

1st Quarter • 2021

Stagecoach at a Crossroad – What path will the community choose?

John Troka, Property Owner and Past President of the
Stagecoach Property Owners Association

"...after Confirmation of the Plan the District shall not be in any way obligated or liable to provide water or sewer service to any lot or parcel of land within the boundaries of the District not now served with water and sewer."

1978 Court Approved Bankruptcy Plan for Morrison Creek Metropolitan Water and Sanitation District

With these few words written over 40 years ago, the service plan of the Morrison Creek Metropolitan Water and Sanitation District (the "District") was set aside and without this critical infrastructure in place, the Stagecoach community did, and continues to, struggle to grow and prosper.

The District currently serves only a small fraction of the community that it was originally established to serve. Of the 2,300 currently platted lots in the original platted Stagecoach neighborhoods, only about 650 (28%) of these lots have access to the District's existing centralized water distribution and wastewater collection system. The District currently has approximately 500 customers of which about 400 are served via the centralized systems. The other customers utilize individual water wells and sealed wastewater vaults which are periodically pumped and taken to the District's wastewater facility for processing. While the District has always and continues to express a willingness to serve the community, for the past 40 years it has chosen not to actively pursue the use of its taxing authority and permitted structural mechanisms to expand its infrastructure and services throughout the District.

But with the passage of time, the District's strategy of the past 40 years now faces a significant challenge. Specifically, the District's wastewater treatment facility, constructed in the early 1970s has reached the end of its useful life and must be replaced.

Per the District, the price tag for this is \$7 to \$10 million. While the District will pursue available governmental grants and low-cost financing mechanism to help fund the project, the reality is the property owners of the Stagecoach community will be asked to pay a significant portion of the expected cost. A Stagecoach community where over 70% of the property owners, despite having received no District services and having no District infrastructure to their homes/lots, have dutifully paid the District's annually imposed tax levies for the past 40 years.

And so, the Stagecoach community has arrived at a crossroad. As defined a 'crossroad' is "a crucial point especially where a decision must be made." Will the Stagecoach community decide to continue along the same path it has been on for the past 40 years and hope for the best or does it choose a new path? A path where property owners, in active partnership with the District and Routt County, work to build a truly sustainable and vibrant Stagecoach community. With the District's immediate need to replace the community's wastewater treatment facility, each of us will have the opportunity to participate in making this decision very soon.

As property owners, the primary question we must answer

Continue on Page 3

SPOA Seeking Board Member

There is currently an available position on the Board. This position is to fill the remaining term of 6 months from a prior Board member that put in their resignation. At the last Board meeting we had two candidates interested. However, due to neither candidate getting a unanimous outcome from the Board through an electronic voting process neither was elected.

If you would like to be considered for a Board position, please contact the manager April Sparks, at asparks@steamboatassociations.com

Stagecoach Property Owners Association Stagecoach Express

A Quarterly Newsletter

www.Stage-Coach.com

Nº

1st Quarter • 2021

Stagecoach at a Crossroad • Continued from Page 2

is are we willing to, individually and collectively, make additional investments in the infrastructure needed to grow, sustain, and improve our neighborhoods and community? We will begin to answer this question as the District looks to the property owners to help fund the new wastewater treatment facility. If we are willing to fund a new wastewater treatment plant, then what about funding the wastewater collection systems needed to actually make use of the new plant? If we are willing to invest in a wastewater system, what about investing in other critical infrastructure needs such as water and electrical distribution facilities and roads? If we have learned nothing else from the past 40 years, we have learned that no one other than each of us as property owners must pay for the infrastructure our neighborhoods and community needs. We must also understand that every mechanism available to finance the construction of any infrastructure project in our community requires a majority of the property owners to say "Yes, I want this infrastructure and I am willing to pay for it." Without this collective agreement and willingness to invest in our community, a majority of property owners in Stagecoach will continue to own small, unusable parcels of land in the middle of a forest.

To move the community forward in a new direction, the Board of Directors for the District must also consider several questions. First and foremost, are they willing to publicly commit as a part of their request for funding of the new wastewater facility, to develop a plan to also use its taxing authority to expand its wastewater collection and water distribution systems? Will they support using the structural provisions of the Colorado's Title 32 - Special District Act and their legal standing as a metropolitan district to pro-actively partner with local neighborhoods to develop, finance, and construct additional infrastructure such as roads and electrical distribution? Are they prepared to commit resources to research and champion the use of effective and lower cost wastewater treatment technologies for remote areas better served by these technologies? The District is in a position to play a key leadership role in moving Stagecoach forward. Are they ready and willing to do so?

Finally, Routt County has an important role to play in the process. Specifically, is the County prepared to recognize and accept their special district oversight responsibility and actively engage with the District in seeking solutions to help the District fulfill the original obligations of the service plan they approved

40 years ago. If the Federal Bankruptcy Court did in fact set aside the original service plan, then will the County step forward and request the District submit a revised service plan which accurately reflects the areas of the community to be served, and most importantly the District's current plan to do so. If they are unwilling to require a revised service plan, is the County prepared to support petitions from property owners in unserved areas to be excluded from the District and from the payment of further District taxes for infrastructure and services they do not and will not receive. The District's existence and authority comes from Routt County and as such they need to recognize they have a vested interest in its success.

So, with the crossroad now before us, will Stagecoach property owners, the Board of the District and Routt County decide to work together and seize the opportunity to pursue a new path, or will they choose to continue to go their separate ways insisting none of this is their problem to solve?

My hope is together we choose a new path for the Stagecoach community.

Trails Committee Update

"If you have interest in the SPOA Trails Committee, the next meeting will be Thursday, May 6th at 5pm. Please contact Amber Stewart at amberlaurel2000@gmail.com if you are interested in participating.

At our last meeting we discussed prioritizing the northern trails and the trail along County Road 16 for further investigation. We also discussed getting some boots on the ground and reviewing the trails after the snow melts in late April / early May. If you would like to volunteer to review a trail, please contact Amber. We will be completing our trail reviews before the May 6th meeting and will then discuss the trails at that meeting.

Currently N/S12 (the trail along County Road 16), N10/N11 in South Shore, S1 and NTD1 in Eagles Watch have already received volunteers!"

Amber - Trails Committee Chairman

Stagecoach Property Owners Association

Stagecoach Express

A Quarterly Newsletter

www.Stage-Coach.com

No

1st Quarter • 2021

Morrison Creek Water & Sanitation District Update

After 35 years of service to the district, the General Manager for the MCWSD Steve Colby has retired leaving a strong legacy. Steve and the Morrison Creek team have managed to maintain and operate infrastructure that was emplaced almost 50-years ago when Stagecoach was in its initial stages of development. The team has been able to provide the District with some of the best drinking water in the Yampa Valley and high quality wastewater collection and treatment while meeting all federal and state regulations.

After months of searching for Steve's replacement, the Board of the MCWSD selected Geovanny Romero as the new General Manager for the District. Geovanny Romero

brings an ample amount of engineering, biochemistry and governmental experience to the position. While in the Yampa Valley, Geovanny has worked as Radiochemistry Lab Analyst for ACZ Labs, Routt County Road and Bridge Project Manager and he is backed by 18-years of military experience in the US ARMY CORPS of Engineers.

Throughout the month of November, Steve shared much of his institutional knowledge with Geovanny in order to set the District up for a seamless transition and successful continuity of operations.

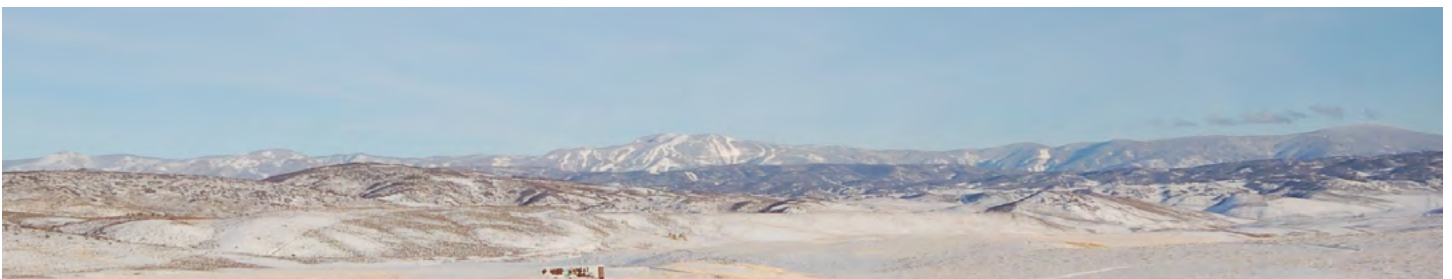
The MCWSD will continue to serve the Stagecoach area in the same fashion and with quality service while pursuing required upgrades. As mentioned, the wastewater treatment plant as well as the collection and distribution systems are almost 50-years old and in need of replacements and repairs. Geovanny and the MCWSD team will be working round the clock to continue providing safe drinking water and clean discharges of wastewater. The District looks forward to another 50 years of service!

The ACC Wants YOU!

The ACC Committee could use some more members! If you're interested in joining please contact April Sparks at asparks@steamboatassociations.com. Help the process of shaping your community and neighborhood! Don't wait, reach out today!

Routt County Burn Guidelines

Outdoor burning on commercial and multi-family properties is prohibited without authorization from the on-duty Battalion Chief at (414) 570-5610. or visit <https://www.oakcreekwi.org/government/departments/fire/burning-guidelines>





January 7, 2021 Water Supply Forecast Discussion

The [Colorado Basin River Forecast Center \(CBRFC\)](#) geographic forecast area includes the Upper Colorado River Basin, Lower Colorado River Basin, and Eastern Great Basin.

Water Supply Forecast Summary

Early January water supply volume forecasts are below to much below average throughout the Colorado River Basin and Great Basin. Upper Colorado River Basin water supply forecasts generally range between 40-80% of the 1981-2010 historical April-July average. Great Basin water supply forecasts are less favorable at 40-65% of average. Lower Colorado River Basin January-May water supply runoff volumes are fairing the worst at 10-40% of the historical median. Water supply forecast ranges by basin:

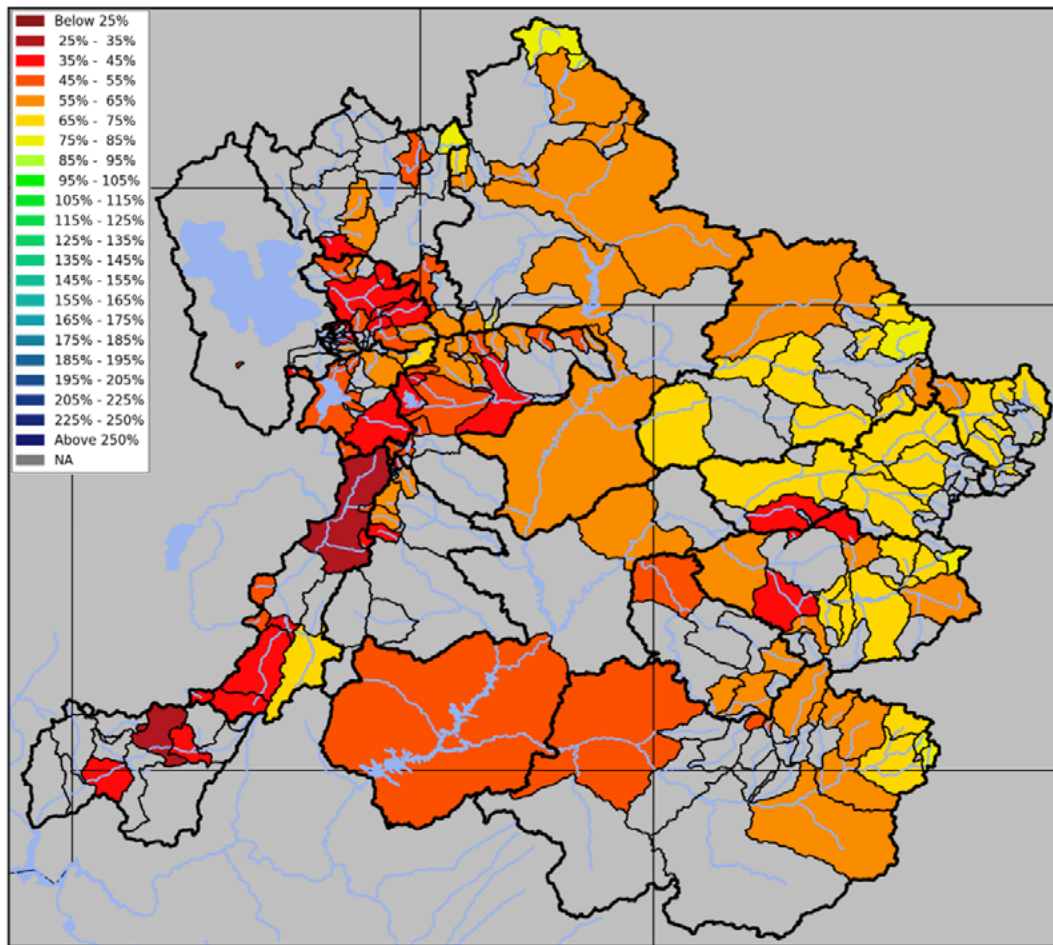
<u>Basin</u>	<u>Water Supply Forecast Range</u>
Upper Green	60-80%
Duchesne	40-60%
Yampa/White	60-80%
Upper Colorado Mainstem	40-80%
Gunnison	40-80%
Dolores	50-60%
San Juan	45-80%
Bear	40-80%
Weber	40-60%
Six Creeks	35-60%
Provo/Utah Lake	40-65%
Virgin	30-45%
Sevier	35-75%
Little Colorado	10-20%
Upper Gila	25-30%
Salt	15-25%
Verde	40%

Water year 2021 is off to a poor start over much of the region with below to much below normal precipitation. Many SNOTEL sites in the Colorado River and Great Basins are below the 20th percentile for water year precipitation. In addition, the period from April-December was one of the driest on record. As a result, antecedent soil moisture conditions entering the winter are worse compared to a year ago due to record low April-October precipitation across the region and a below average runoff last spring. Modeled soil moisture is generally in the bottom five across the Upper Colorado over the 1981-2020 40-year period.

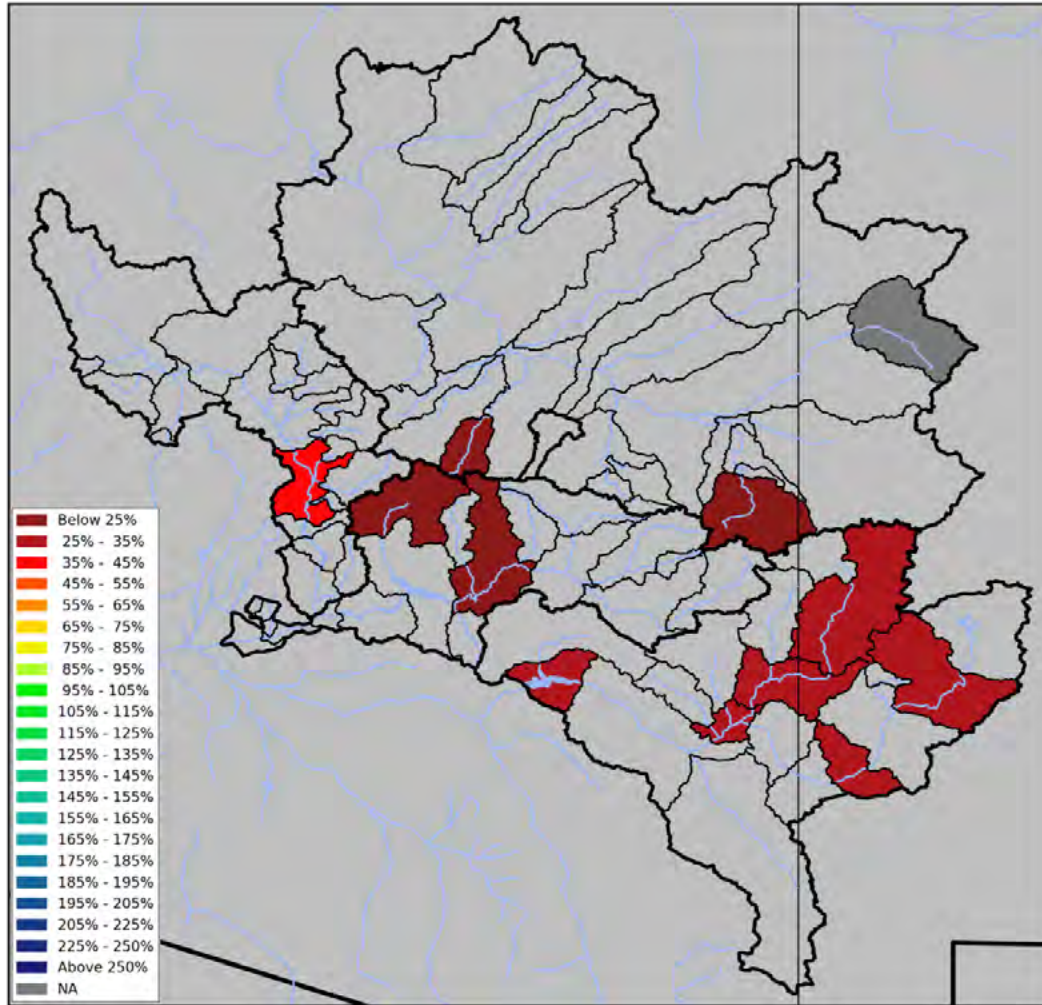
Much below average October precipitation across the region resulted in a slow start to the high elevation snow accumulation season. Early January snow water equivalent (SWE) conditions are below to much below normal (median) throughout the CBRFC forecast area. Given the dry conditions, an above normal snowpack or a wet spring will be needed to see near average water supply volumes.

April-July unregulated inflow forecasts for some of the major reservoirs in the Upper Colorado River Basin include Fontenelle 460 KAF (63% average), Flaming Gorge 585 KAF (60%), Green Mountain 190 KAF (69%), Blue Mesa 470 KAF (70%), McPhee 170 KAF (58%), and Navajo 450 KAF (61%). The Lake Powell inflow forecast is 3.8 MAF (53% of average).

Seasonal Water Supply Forecasts



Upper Colorado, Great, Virgin River Basins: Jan 2021 April-July forecast volumes as a percent of 1981-2010 average (50% exceedance probability forecast).



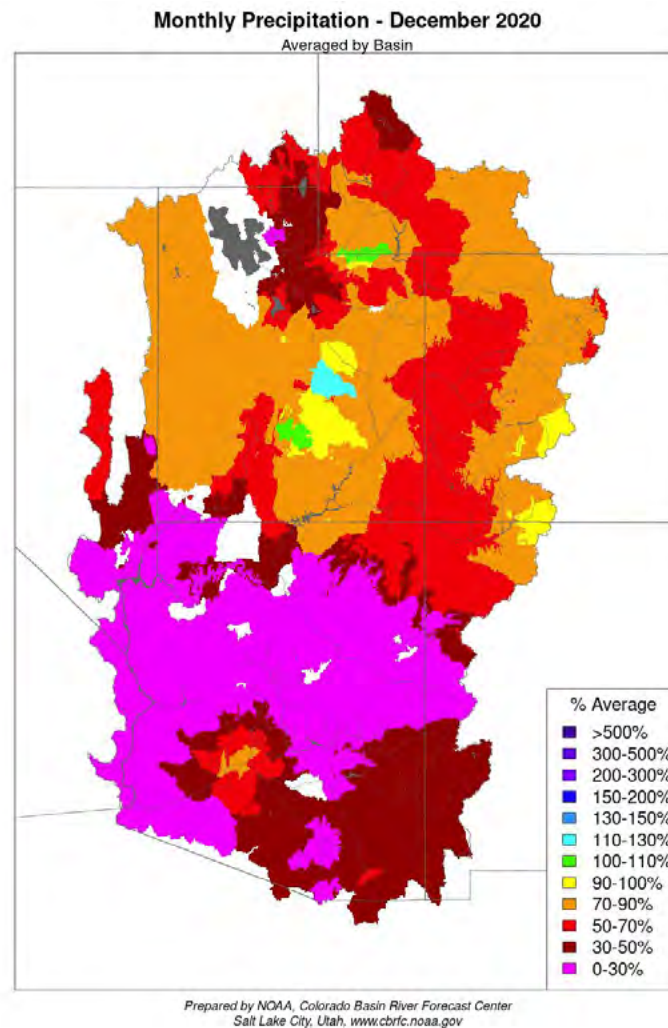
Lower Colorado Basin (AZ/NM): 2021 January-May forecast volumes as a percent of 1981-2010 median (50% exceedance probability forecast).

For specific site water supply forecasts click [here](#)

Water Supply Discussion

December Precipitation

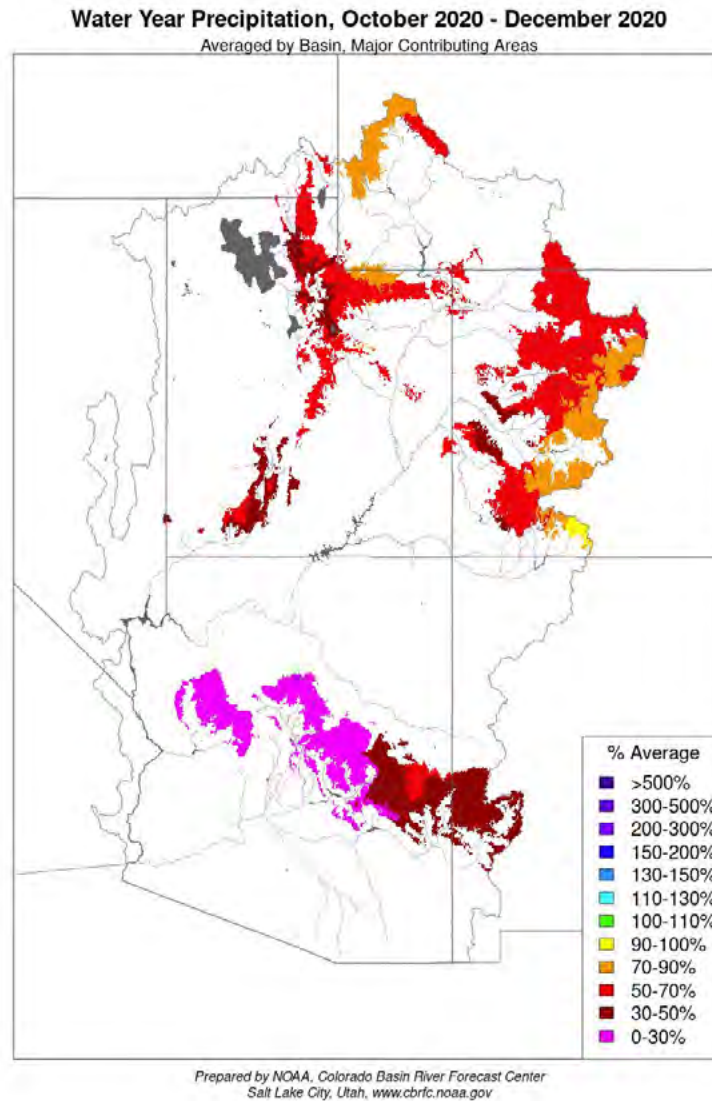
The precipitation in December was mostly below to well below normal over much of the Colorado River Basin and Great Basin. The first 10 days of the month were exceptionally dry as a strong ridge was located across the Intermountain West. A weak storm system brought modest precipitation amounts to the Lower Basin and into southwest Colorado on December 10-11. A more significant storm system moved across southern Utah and Colorado on December 28, producing over 1.5 inches of precipitation in the San Juans and widespread 0.5-1.0 inches across the rest of the Colorado mountains. The higher amounts with this system resulted in near normal monthly precipitation for the headwaters of the San Juan/Gunnison basins.



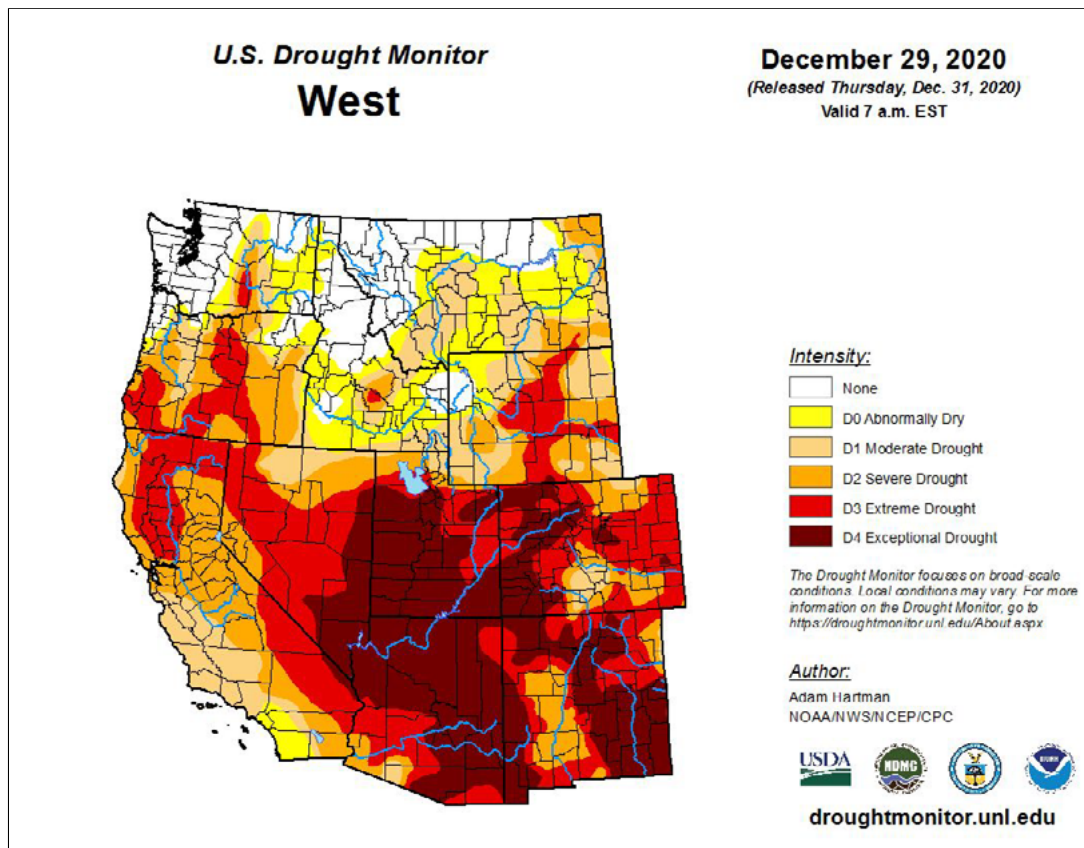
December 2020 percent of normal precipitation.
(Averaged by basins defined in the CBRFC hydrologic model)

Water Year Precipitation

The water year precipitation can be used as a good indicator of early season water supply conditions. The 2021 water year is off to a rather dismal start over much of the region with below to well below normal precipitation. In fact, many of the SNOTELs in the Colorado River and Great Basins are below the 20th percentile for water year precipitation. In addition, the period from April-December was one of the driest on record. As a result of the prolonged period of below normal precipitation since last spring, drought conditions continue to worsen across much of the region.



Water Year 2021 percent of normal precipitation.
(Averaged by basins defined in the CBRFC hydrologic model)



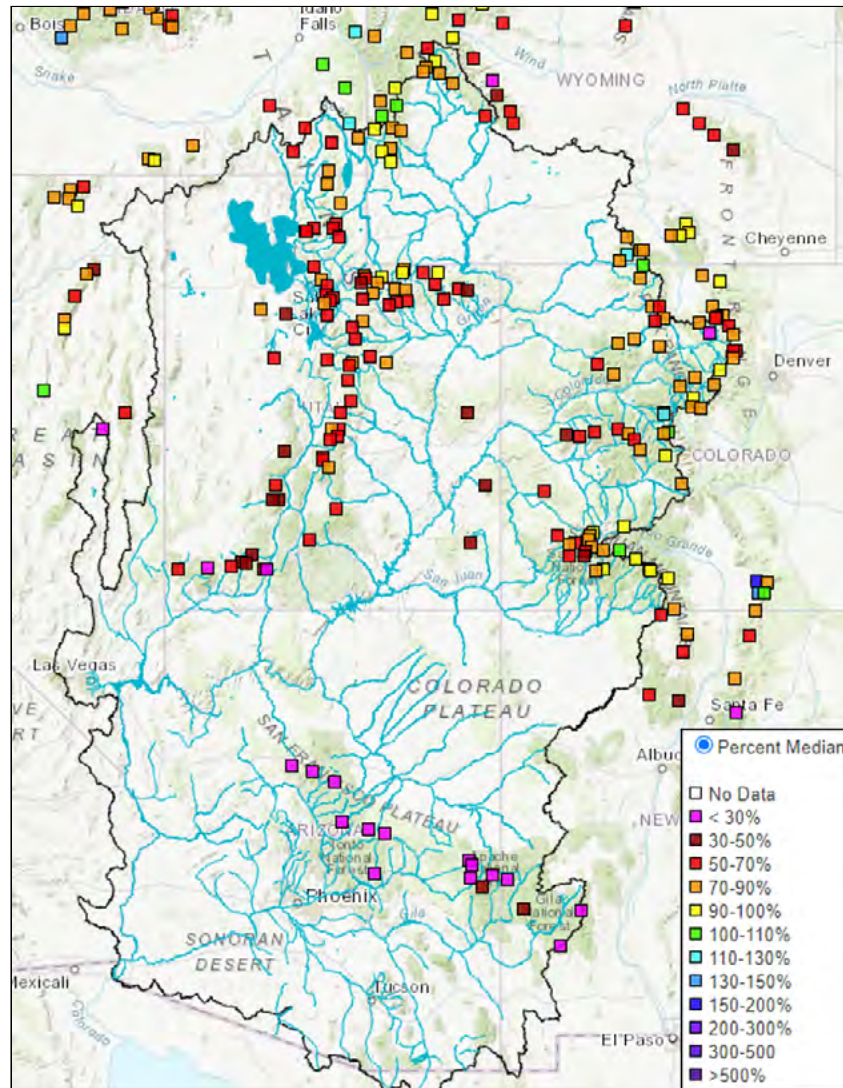
U.S. Drought Monitor showing Extreme to Exceptional Drought covering an extensive area of the Colorado River and Great Basins.

Snowpack

Much below average October precipitation across the region resulted in a slow start to the high elevation snow accumulation season. As of early January, snow water equivalent (SWE) conditions are below to much below normal (median) throughout the CBRFC forecast area. Snowpack conditions generally range from 60-80% of the 1981-2010 historical median across the Upper Colorado River Basin. While the majority of SNOTEL sites are reporting below normal SWE conditions, there are a few SNOTEL stations reporting near to above normal snow conditions scattered throughout the region, most notably in the Upper Green River Basin near the Utah/Wyoming/Idaho border and the headwaters of the San Juan River Basin in southwest Colorado. SWE above Lake Powell is around 75% of normal.

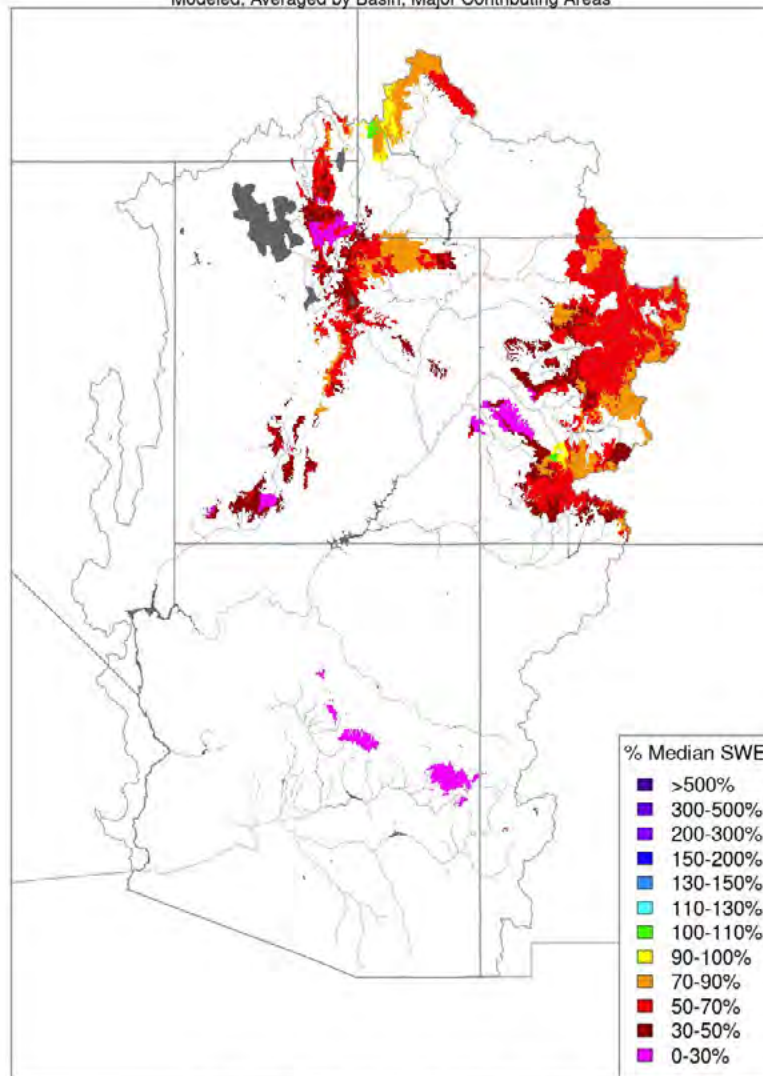
Early January Great Basin snow conditions are well below normal and generally range between 50-70% of the historical median. Lower Colorado River Basin SWE conditions are very poor at 5-40% of median. It should be noted that snowpack conditions in the Lower Colorado River Basin are more variable and tend to fluctuate more frequently over time.

The images below show the observed snow conditions and CBRFC hydrologic model snow conditions. Model snow conditions closely correlate to SNOTEL conditions throughout the Colorado River and Great Basins.



Snow Conditions - January 07 2021

Modeled, Averaged by Basin, Major Contributing Areas



Prepared by NOAA, Colorado Basin River Forecast Center
Salt Lake City, Utah, www.cbrfc.noaa.gov

CBRFC hydrologic model snow conditions as of January 7, 2021.

For updated SNOTEL information refer to click [here](#)

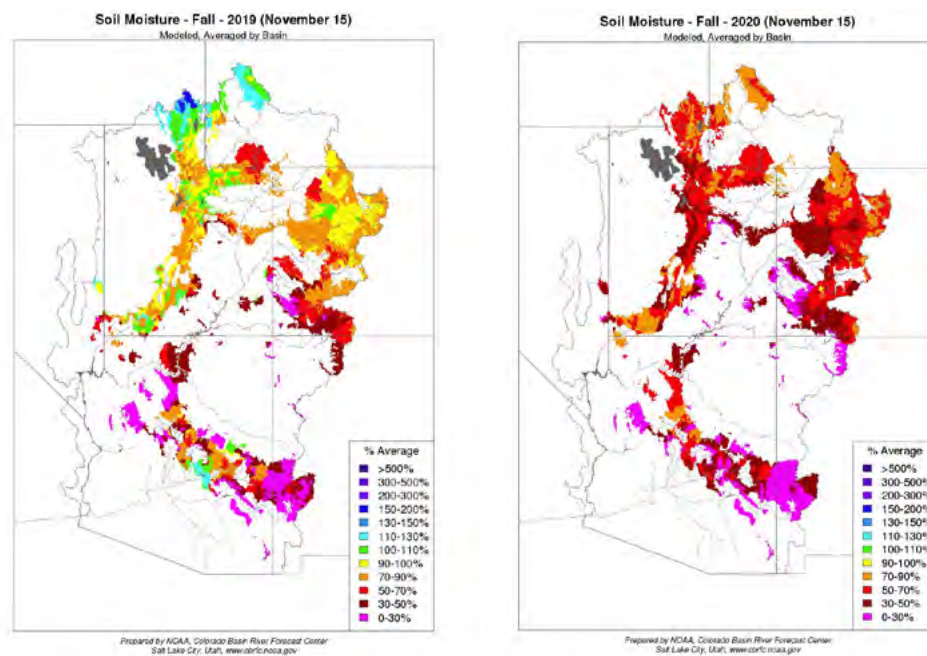
For CBRFC hydrologic model snow click [here](#)

Soil Moisture

CBRFC hydrologic model soil moisture states are adjusted in the fall after the irrigation season and prior to the winter snowpack accumulation to accurately reflect observed baseflow conditions. CBRFC model fall soil moisture conditions impact early season water supply forecasts and potentially the efficiency of spring runoff. Above average fall soil moisture conditions have a positive impact on early season water supply forecasts while below average conditions have a negative impact. The impacts are most pronounced when soil moisture conditions and snowpack conditions are both much above or much below average.

Modeled soil moisture conditions as of November 15th were below average across the entire Upper Colorado River Basin and Great Basin. Hydrologic model soil moisture conditions entering the winter are worse compared to a year ago due to record low April-October precipitation across the region and a below average runoff last spring. Modeled soil moisture is generally in the bottom five of the 1981-2020 40-year period across the Upper Colorado. San Juan and Dolores basin soil moisture conditions fall in the bottom three with some areas being record dry. Two consecutive years of poor monsoon seasons have exacerbated the dry conditions in southwest Colorado.

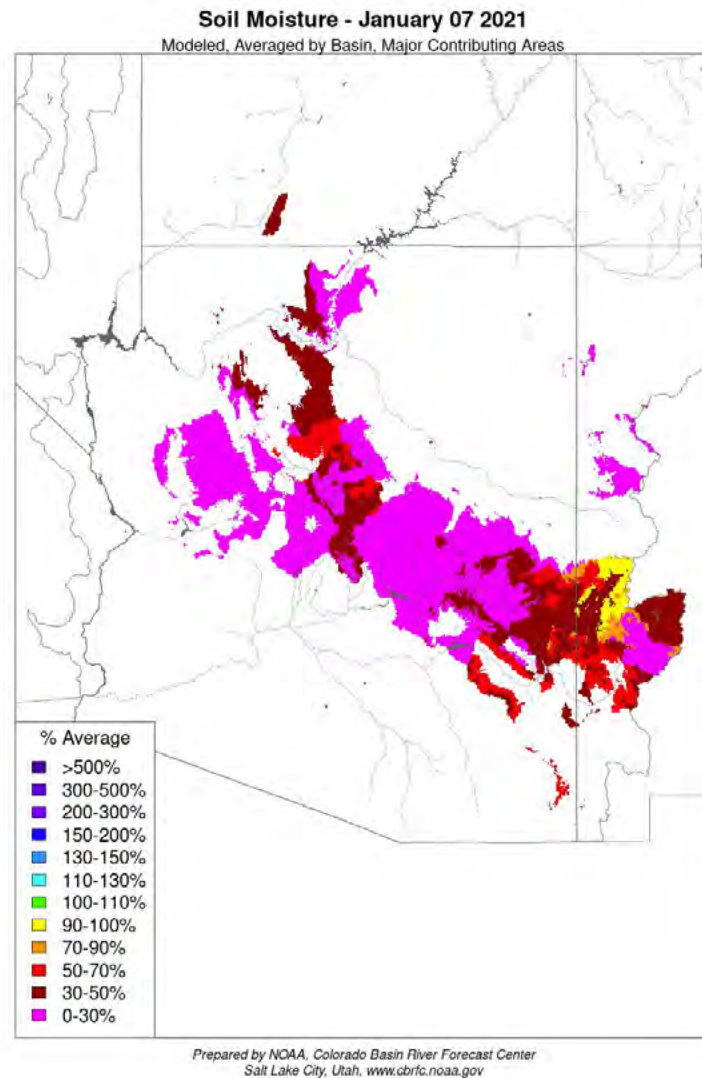
It is not often that such widespread poor soil moisture conditions exist across the region. Similar, but not as poor conditions, existed in the fall of 2002, 2012, and 2018. To produce average runoff, an above normal snowpack or a wet spring will likely be needed to overcome these large soil moisture deficits.



Comparison of November 2019 (left) and November 2020 (right) CBRFC hydrologic model soil moisture conditions entering the winter season.

Soil moisture conditions tend to fluctuate more in the Lower Colorado River Basin of Arizona and New Mexico in the winter due to the frequency of rain events and possibility of melting snow. Soil conditions in the fall are less informative than they are in the northern basins that remain under snowpack throughout the winter season.

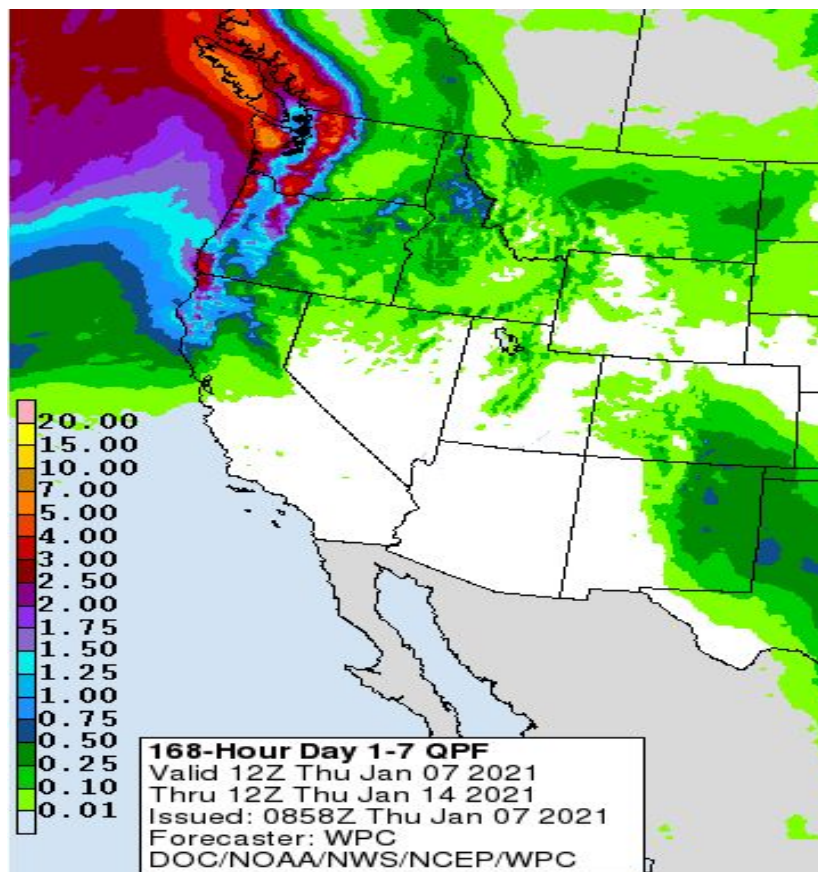
After another unfavorable summer monsoon season and then the very dry autumn, early January soil moisture conditions across Arizona are very dry. This generally means that it will take a few rain events before any significant runoff is generated and that much of any snow melt that occurs will be absorbed into the soil instead of contributing to increased streamflow. The dry soil conditions, along with the poor start to the snow season across the mountains of Arizona, are contributing to the very low water supply forecasts.



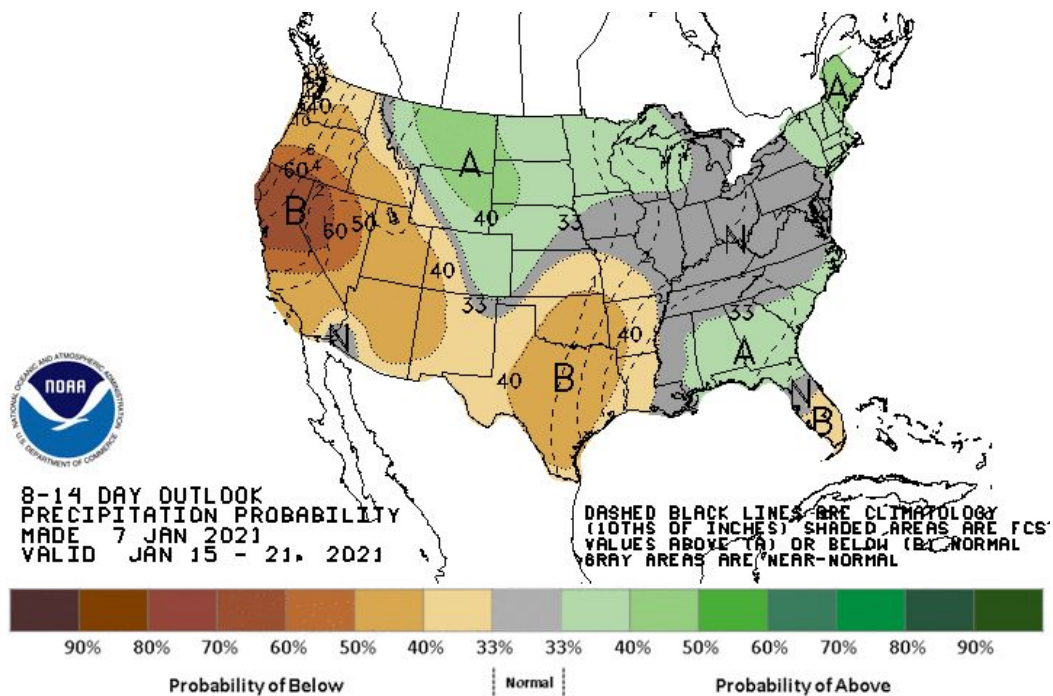
Lower Colorado River Basin (AZ/NM) model soil moisture as of January 7, 2021.

Upcoming Weather

A ridge of high pressure will dominate the weather pattern through the middle of next week. As such, there will be a lack of significant storms to impact the region. A weak storm system is forecasted to move across Utah/Colorado on Saturday, with only light precipitation amounts (generally less than a half inch). Thus, we continue to be locked into an anomalous ridge pattern with another mostly dry week ahead for the Colorado River and Great Basins.



.NWS Weather Prediction Center precipitation forecast for Jan 7-14, 2021.



NWS Climate Prediction Center precipitation probability forecast for Jan 15-21, 2021.

While there is somewhat more uncertainty looking ahead to the third week of January, the weather models suggest that general ridging will remain in place over much of the Western U.S. There is some indication that storm systems will begin to clip the Upper Green and Upper Colorado basins in northwesterly flow. However, drier than normal conditions are favored for much of the Utah and the Lower Colorado region. With little indication of a significant change to a wetter pattern through at least the third week of January, it is likely that ESP water supply volume guidance will decrease in the next few weeks over much of the region.

End Of Month Reservoir Content Tables

[Green River Basin](#)
[Upper Colorado River Basin](#)
[San Juan River Basin](#)
[Great Salt Lake Basin](#)
[Sevier Basin](#)

Basin Conditions and Summary Graphics

[Green River Basin](#)
[Upper Colorado River Basin](#)
[San Juan River Basin](#)
[Great Salt Lake Basin](#)
[Sevier River Basin](#)
[Virgin River Basin](#)

Stagecoach Express



A Quarterly Newsletter



www.Stage-Coach.com

No

1st Quarter • 2021

South Routt School District



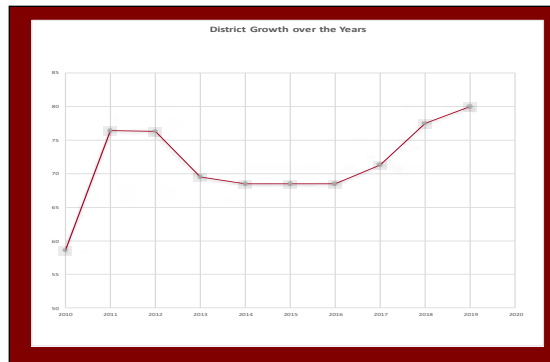
We truly have something special here!

2019

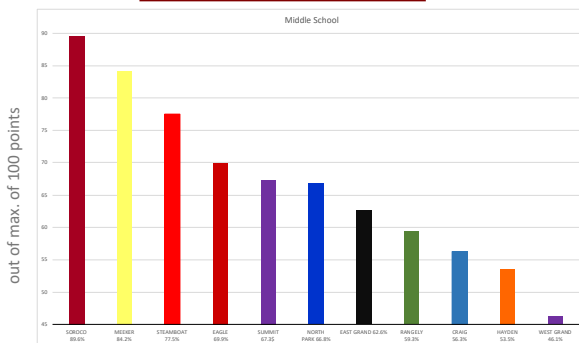
#5 Ranked School District in the State!

Top 10 Districts*

1. Telluride	88.1%
2. Kim Reorganized	86.1%
3. Cheyenne Mtn.	83.3%
4. Meeker	81.3%
5. South Routt	80.0%
6. Ouray	79.4%
7. Ridgway	78.7%
8. Karval	78.1%
9. Academy	78.0%
10. Steamboat	78.0%

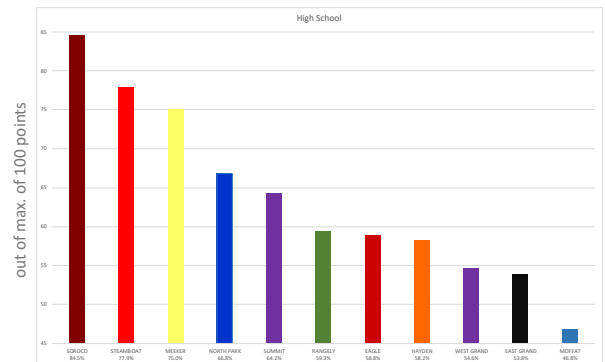


Way to go Rams!!



Middle School with 89.6%

#1



High School with 84.5%

*Source: The Preliminary 2018 performance framework reported by the CDE are based on Colorado Measures of Academic Success, PSAT, SAT, graduation and drop out rates.

Stagecoach Property Owners Association Stagecoach Express

A Quarterly Newsletter

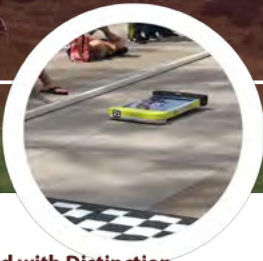
www.Stage-Coach.com

No 1st Quarter • 2021

South Routt School District

ACADEMICS

South Routt School District is academically **RANKED** in the top 6% of Districts in the state of Colorado, according to the state performance system.



EXTRACURRICULAR

National and state **CHAMPIONS**, state titles, and state level recognitions are part of the South Routt legacy.



COMMUNITY

Traditions and honors abound and create a sense of community **PRIDE** and well-rounded, confident students.



Accredited with Distinction

Soroco school district was rated as accredited with distinction by the State of Colorado in 2018 & 2019. *This is the highest rating possible.*

Ranked top 5% of high schools in CO

Soroco High School (SHS) academically performs in the top 5% of high schools in Colorado.

SHS outperformed Steamboat Springs & Eagle Vail.

Ranked top 6% of middle schools in CO

Soroco Middle School (SMS) academically performs in the top 6% of Colorado middle schools.

SMS outperformed Steamboat Springs & Eagle Vail.

Governors Award

In 2018, SHS was awarded the Governors Distinguished Improvement award for academic successes.

Awarded Colorado School of Excellence

SHS was a 2017 recipient of the John Irwin award.

This award is given to schools that demonstrate exceptional academic achievement over time.

Highest Preschool Qualistar rating

Soroco Preschool was awarded a Qualistar rating of "4". *This was the highest rating received in Routt County.*

Nationally Recognized FFA Program

The Soroco FFA livestock team received recognition with placement at the national convention. Soroco FFA individual student selected as a National finalist.

State Champions

Seven SHS students received state championship titles in the 2018-19 year in the sports of wrestling, cross country, track & field and 4 H air rifle.

Championship playoffs—state qualifiers

Twenty eight of our students have beat out the regional competition to qualify for state in the 18-19 athletic season.

Award winning band

The SHS marching band was awarded **Superior band** title at the group festival.

Gold title

South Routt School District was awarded the Gold Title in the Healthy School Championship for the Colorado Health Initiative.

Grants for all collegebound students

Over \$500,000 in grant funds have been awarded to SHS students in 2018-19. Every student that intended to pursue post secondary options received financial support to do so.

Performing and visual arts

From preschool singers, Veterans day concerts, middle school drum lines, high school jazz band, and elementary, middle and high school art shows, our students participate in community wide art productions.

Community wide activities

Partnerships with Yampatika, Colorado Northwestern Community College, the Town of Oak Creek and many other community organizations have provided ample extracurricular activities for kids including: STEM club, wrestling, soccer, yearbook, poetry nights, literacy carnivals, Halloween carnivals, summer camps, in school camp trips and other hands on learning activities in the great outdoors.

Graduates recognized

Former students keep receiving accolades including recognition from the NASA Consortium for 2018 grad.

Stagecoach Property Owners Association

Stagecoach Express

A Quarterly Newsletter

www.Stage-Coach.com

No

1st Quarter • 2021

Building Information and Exterior Improvements

All owners wanting to build on or improve their property need to be familiar with Article V of the Declaration of Covenants, Conditions and Restrictions. A link to Article V can be found here on the same page. A full copy of the Association's covenants can be found on the Association's website www.stagecoach.com under Documents under the Home tab.

Article V references the Architectural Control Committee (ACC) and building requirements including minimal square footage (1000 square feet), easements, temporary residences, and landscaping. Article V of the covenant document also outlines the Association's specific rules and restrictions concerning nuisances, allowable pets and animals, refuse and rubbish and exterior maintenance of an owner's property. As outlined in Article V, prior to the commencement of any construction or exterior improvement on an owner's property, the plans and specifications for such work and improvements

Continue on Page 20

In the case of an Emergency Please Call 911

While the Board and Property Manager are here to serve you, there are things that are out of our jurisdiction. For example, if your neighbor discharges a fire arm, speeds through the neighborhood or is a real Jerk and makes you feel unsafe these are calls to the police. The Property Manager should still be notified of these disturbances but the Police are trained professionals and have the ability to issue harsher punishments if needed.

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 **RGVIP20** at the time of booking, or mention it when you call (800)525-2622.



MOUNTAIN RESORTS
www.mtn-resorts.com



PIONEER RIDGE
www.steamboat-springs.com



simplysteamboat
www.simplysteamboat.com

Use promo code RGVIP20 for an extra 10% OFF lodging at Steamboat Association Management sister companies

Stagecoach Express

Stagecoach Property Owners Association

A Quarterly Newsletter

www.Stage-Coach.com

No 1st Quarter • 2021

Building Information • Continued from Page 19

must be reviewed and approved by the Association's ACC. This approval is in addition to approvals and permits an owner may need from Routt County, Morrison Creek Metropolitan Water and Sanitation District, and Oak Creek Fire Protection District. In addition, owners may require approvals from neighborhood specific associations. Please note that a neighborhood association approval does not replace the required approval from the SPOA ACC and vice versa.

If you are considering building a home on your property, there are many details that need to be researched. The design and build of your home may be one of the last items on the list of requirements. In order to even get a building permit, the Oak Creek Fire Chief (970) 736-8104 must sign off on the road to your property which must meet certain construction requirements to allow for emergency access. Unless you are on the current water and sewer infrastructure you will need to have a well and a vault system for wastewater. If you have consolidated lots across through the county process and your lot is 5+ acres in size, with SPOA's acceptance, you may apply for an on-site wastewater treatment system (i.e., septic) permit. For all water and sanitation questions you will want to speak with Morrison Creek Metropolitan Water and Sanitation District (970) 736-8250.

In order to use your lot to the full potential as regulated by the governing documents, knowing the building limits is very important. Essentially each lot is allowed a residence, a shed up to 120 square feet and an ancillary building. Building restrictions outlined in Article V include:

- A dwelling must have a minimum calculated square footage of 1000 SF with a maximum of 5000 SF of floor area.
- All permanent residences are allowed to have one detached shed/greenhouse/gazebo with max square footage of 120 SF and not to exceed 12 feet in height. Said structure is subject to ACC approval but does not constitute an ancillary building. Appropriate set-backs, easements and variances apply as well.
- The Covenants allow for one Ancillary Building in keeping

Continue on Page 21

Process for ACC Review and Approval

- An application is required anytime an owner wants to build a home, modify an existing home, add a garage, porch, deck, shed or fence to their property or change or build a driveway.
- All applications shall be delivered to the Association Manager by email or can be delivered in person at Steamboat Association Management at 675 Snapdragon Way Suite 100 in Steamboat Springs.
- All applications must have a drawing of the proposed work attached.
- An application for a new home must be accompanied by a \$250.00 fee. All other applications are free.
- Applications may be submitted formally or informally. A formal application requires the ACC to approve or disapprove the submittal within thirty days as per the Covenants. A Formal application requires that the plans submitted to the ACC are substantially the same plans as those submitted to the building department.
- An Informal agreement is another option which allows for discussion between the ACC and the applicant in order to achieve a plan that can be submitted to the Routt County Building department that is acceptable to the ACC. As it is not a formal application, the 30 day requirement is waived with the end result being an approved plan that can be submitted to the County for approval. This option serves well for projects or houses that are a bit out of the ordinary or if the owner would like to work with the ACC to come up with the best result through discussion.

Stagecoach Property Owners Association Stagecoach Express

A Quarterly Newsletter

www.Stage-Coach.com

No 1st Quarter • 2021

Building Information • Continued from Page 20

with the architecture scheme of the dwelling. "Ancillary Building" shall mean any roofed structure detached from the dwelling. No ancillary building shall be constructed unless a dwelling has previously been constructed on the lot or is being constructed contemporaneously with the dwelling. The total floor area of the ancillary building shall not exceed one-half the total floor area of the dwelling including any garage attached to the dwelling.

- When designing a home consider attaching the garage so that it is still possible to have the other two buildings in the future if you so desire.

ADDITIONAL INFORMATION

DWELLING SIZE: No dwelling shall exceed 5,000 square feet of floor area, including the floor area of any attached garage. Jan 2009

HEIGHT RESTRICTIONS: Building Height shall not exceed 35 feet and shall be measured from the average finished grade of the primary four corners of the structure. A calculation of the building height shall be included in the design submittal.

DEBRIS AND TRASH REMOVAL: Owners and developers shall clean up all trash and debris on the construction site at the end of each day. All waste materials shall be removed from the site upon completion of the project, and taken to an off-site facility. Owners and developers are prohibited from dumping, burying, or burning trash anywhere in Stagecoach unless approval has been obtained from the Fire District. Any cleanup cost incurred by SPOA in enforcing these requirements will be billed to the property owner.

PROPERTY OWNER CUTTING OF BEETLE KILLED TREES

Note: Many property owners have taken down their beetle killed trees and removed or burned the slash generated. Some owners desire to contract to have their specific property cleared of the dead trees. In either case, the intent is to reduce the fuel load in the forest while retaining a safe and reasonably neat environment. The following rules shall be adhered to concerning the taking down of beetle killed trees.

- All downed trees will be de-limbed
- Logs may be sold or stacked in neat decks not to exceed 5 feet in height
- Slash Piles are required unless the fire district approves a limited cutting, crushing and scattering of the slash
- Slash scattering is limited to 2" diameter or less
- Slash piles must not exceed a maximum of 10'X10'X10' and must be at least 100' from any structure and 20' from roadways
- Prior to any burn, a burn permit must be attained from the fire district
- Burns are limited to approved "burn days," as designated by the fire district
- Caution must be exercised when burning

WILDFIRE MANAGEMENT

It is the responsibility on each property owner to embrace effective wildfire management techniques not only for their property but as community participants in Stagecoach. A minimum of 20-foot zones around all structures in all directions will be cleared. Debris shall be removed; grass cut low and dry vegetation removed. Stock piling of flammable materials or debris is not permitted, not is on-site burying. Vegetation management is the responsibility of all property owners, regardless of whether the lot is developed. Property owners are responsible to control the buildup of fuel on their lots.

ATTENTION All Owners

NO snow mobiles, four wheelers, side sides or any other recreational vehicles are to be recreating on SPOA common area. Be respectful to open space that is used for non-motorized purposes. If you see this please reach out to April Sparks the Property Manager at asparks@steamboatassociations.com

Stagecoach Express

Stagecoach Property Owners Association

A Quarterly Newsletter

www.Stage-Coach.com

No 1st Quarter • 2021

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 up to \$2,000 are available for eligible projects. Please read the application found at the back of this newsletter 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.

Send your completed application to:

Stagecoach Property Owners Association
Neighborhood Grant Program

Email: asparks@steamboatassociations.com

Mail: 675 Snapdragon Way, Suite 100
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 April Sparks, the Association Manager, with questions or comments. She is happy to serve as a resource and to provide examples of previously funded events or projects. April can be reached at 970-875-2810 or asparks@steamboatassociations.com.

Stagecoach Property Owners Association

Stagecoach Express

🕒 A Quarterly Newsletter

🌐 www.Stage-Coach.com

№

1st Quarter • 2021

YVEA/Luminate State Broadband Fund Application

Yampa Valley Electric and Luminate have submitted an application to the State Broadband Fund for assistance to serve the South Stagecoach/Lynx Pass area of Routt County with a broadband network.

This will be their third application to this fund to serve this area. All applications can be found at <https://broadbandfund.colorado.gov/how-to-apply/broadband-fund-applications-received>

If the members would like to make public comment on this application, they have 60 days to do so. To comment please go to https://docs.google.com/forms/d/e/1FAIpQLSfXMiMT_2pUNF02q5j6fzACQvkBxCniBX1oNbWoYrpk5bSAMQ/viewform. This is the preferred method on receiving public comment. However, if you are not able to access this link please complete the comment form located at the end of this newsletter and submit to the e-mail address provided on said form.



Stagecoach Express

Stagecoach Property Owners Association

A Quarterly Newsletter

www.Stage-Coach.com

No 1st Quarter • 2021

Current Board of Directors

Stagecoach's Governing Body

PRESIDENT

Kate Rachwitz (Term-ends July 2021)

2045 Whitehorn Dr North, Colorado Springs, CO 80920

katerachwitz@gmail.com

SECRETARY

Amber Stewart (Term-ends July 2022)

30 S 31st Street, Boulder CO 80305

amberlaurel2000@gmail.com

TREASURER

Brayden Jerde (Term-ends July 2023)

1469 Morgan Court #404, Steamboat Springs, CO 80487

bmjerde10@gmail.com

CO-TREASURER (Not serving an elected Board position)

Tom Watts (Term-ends July 2020)

31675 Shoshone Way, Steamboat Springs, CO 80467

ttwatts@comcast.net

Rob Walker (Term-ends July 2021)

22636 Commanche Rd, Oak Creek, CO 80467

amberlaurel2000@gmail.com

John DiNicholas (Term-ends July 2021)

33225 Ramuda Trail, Oak Creek, CO 80467

johndinicholas@hotmail.com

Sydney Yapoujian ACC Chairperson (Term-ends July 2022)

2079 N 75th Street, Boulder CO 80301

sydsnoise@msn.com

Julia Wallace (Term-ends July 2023)

PO Box 881892, Steamboat Springs, CO 80488

wallacetewa@gmail.com

Eli Nykamp (Term-ends July 2023)

29990 Rock Point Trail, Oak Creek, CO 80467

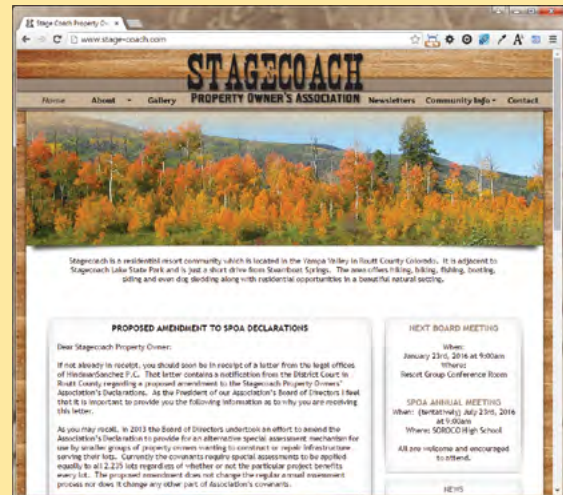
elinykamp@gmail.com

THERE IS A VACANT SPOA BOARD MEMBER POSITION

ACC Committee Members

CHAIRPERSON: **Sydney Yapoujian**

ACTING MEMBERS: **Jeff Rachwitz, Tom Watts**



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 – April Sparks

asparks@steamboatassociations.com

(970) 875-2810



COLORADO

**Department of
Regulatory Agencies**

Executive Director's Office



The Broadband Fund - Comment Form

The Department of Regulatory Agencies

The Broadband Fund

Use this form to submit comments on grant applications. All comments are subject to public inspection under the Colorado Open Records Act (CORA) and will be posted to the Board's website.

First Name * _____

Last Name * _____

Organization _____

This form is submitted by an (Choose One)

- _____ Incumbent provider
- _____ Local entity with jurisdiction over the project area
- _____ Member of the public

Commenter's Email Address _____

Commenter's Phone Number _____



COLORADO

**Department of
Regulatory Agencies**

Executive Director's Office



Application/Grant Number_____

Applicant/Grant Recipient's Name_____

Your Comments *

Please attach comments or attachments to the email you submit to

DORA_broadband@state.co.us by March 16, 2021.

Comments on applications submitted within the designated 60 day comment period for an application cycle will be provided to the Broadband Deployment Board for consideration when making funding decisions. Staff may contact you for clarification or additional information.