

STAGECOACH PROPERTY OWNER'S ASSOCIATION

PO Box 774845, Steamboat Springs, CO 80477

APPROVED RECORD OF PROCEEDINGS

The general membership of the Stagecoach Property Owner's Association (SPOA) met on Saturday, July 24, 2010, at SOROCO High School, Oak Creek, Colorado, for their annual membership meeting.

Present: President Don Alperti, Treasurer Ken Jones, Tonja Elkins, Ann Holmes, Tom Watts, Frank Murphy, Sue Kimes, and Amy Kopischke.

Also Present: General Manager Ken Burgess; about 50-60 property owners, and several guests including Stagecoach State Park Manager, Craig Preston, Libby Miller of the Colorado Department of Wildlife, and Chief Chuck Wisecup of the Oak Creek Fire District. The quorum committee reported that 532 lots were represented at the meeting by proxy or in person.

Don Alperti called the meeting to order at 9:05 a.m. The meeting was slightly delayed because there wasn't any water in the building, although by the start of the meeting it had been restored.

President's Report

Don Alperti introduced the members of the SPOA Board of Directors, SPOA General Manager Ken Burgess and the guests. He then made a few comments about the Song Mountain Planned Unit Development that has been before Routt County Planning Department, saying that has been put in an ice tray in the deep freeze. Mr. Song has several permits that expire in September and Don doubted that they would be renewed. Don also mentioned that the completion of the Stagecoach Area Plan that is under revision by the County Planning Department has been delayed because of low staffing, but that it will get finished soon.

Approval of Minutes

Motion: by Sue Kimes, 2nd by Marty and Ginny Gathers, all in favor: to approve the minutes from last year's annual meeting July 25, 2009.

Treasurer's Report

Treasurer Ken Jones presented year-end financials. The fiscal year starts the first of August and he provided a comparison of 2009 with 2008 (a copy is attached). Income is down about \$7K due to lower interest income. Expenses are flat if you ignore the subdivision expenses which went down from \$80K in 2008 to \$21K in 2009. These are monies spent by individual subdivisions from their reserved funds.

Presentations

Craig Preston presented several of his staff members from Stagecoach State Park and discussed several areas where he feels community relations with the park's neighbors on the south shore can be improved. He had a display of the park's 10-year management plan that is currently being updated at the state park offices in Denver and stated that this year-long process would involve several meetings with area residents. He cited as one encouraging example of communication between Kim Hollwedel of his staff and Stephanie Fairchild of the SPOA board in keeping residents informed about the construction project going on this summer by the Upper Yampa Water Conservation District. He also invited residents to consider forming a "friends group" like some State Parks have. He mentioned that July 31 would be Colorado Cares Day and that volunteers would be cleaning up state parks that day throughout Colorado. He hoped the local turnout would be better than in the past. He also introduced Chuck Locke of Civil Design Consultants, Inc., Steamboat Springs, who is involved with the current UYWCD construction.

Libby Miller from the Colorado Department of Wildlife presented several ways that residents can mitigate encounters with lions and bears. She also invited attendees to come to her table afterwards and pick up brochures about living with wildlife.

Chief Wisecup of the Oak Creek Fire Protection District introduced his four fulltime employees he has this summer working on the fire mitigation project which was funded by a beetle kill grant from the Colorado State Forrest. His district was the only grant recipient on the Western Slope. He also reported that the additional bay and living quarters had been recently finished at the Stagecoach Fire Station. He said we now have a \$1.4 million facility for roughly \$700K, or roughly \$100/sq ft., because of all the donations of labor and materials. Chief Wisecup spends half his time in Stagecoach where call volume has gone from 16% of the district in 2005 to 40% of all calls in 2010 are from the Stagecoach area.

15 Minute Break called at 10:10 — Reconvened at 10:25

Ballot Results

STAGECOACH PROPERTY OWNER'S ASSOCIATION

Don Alperti reported on the results of the mailed out ballots soliciting input on changes to the Covenants, Conditions and Restrictions (CC&Rs). Only 574 total ballots were returned of the 2250 ballots sent out. The CC&Rs stipulate that 66% (or 1500) are needed to make changes. If any of these proposed changes are resubmitted to the SPOA members, only half (or 33% or 750) affirmative votes will be needed because of this first mailing and lack of initial response, according to Colorado case law. The ballots stipulated that written responses needed to be received at the SPOA offices by Friday, July 23, 2010. Don reported on these results, even though a quorum or required number of ballots had not been achieved. The following table summarizes the results, although not every ballot had a response on every proposal, so totals do not necessarily add up to 574.

Proposal No.	Subject	Yes	No
1	Deletes Skyhitch only designation of Common Areas	548	12
2	Association may designate public trails	511	56
3	Extends ACC response from 30 to 60 days	430	128
4	Redefines "2-1/2 stories" to 35 feet	526	48
5	Allows 2 ancillary building on MRE	538	28
6	Re-replaces "declarant" with "association" for approving re-subdivision.	482	80
7	Allows private wells where no central service available.	453	49
8	Allows property owners to remove dead trees	521	41
9	Allows the association to support commercial zoning in Stagecoach	443	67
10	Clarifies allowable signage	458	51
11	Allows 2 horses on MRE	525	43
12	Allow Clotheslines	470	88
	Allow Antennae	550	16

There were several questions from members about this voting procedure, with some members in attendance expecting to vote on these issues at the meeting. Don attempted to answer these questions and concerns about the procedure. None of the proposed changes generated any discussion. Don's responses are summarized as follows:

From the ballot responses, it is obvious that most of these proposed changes would probably pass if a quorum could be achieved. Since this ballot did not achieve a quorum, or required number of ballots returned, some of these issues will be resubmitted to the general membership, again, probably mailed. Then the board will have to go to district court to declare that a 50% (or 33% or 750) affirmative response is acceptable to change our CC&Rs.

South Shore Landscape Concepts for Entry/Area

Board member and South Shore owner, Tom Watts, next reported on a positive example of something the SPOA board has been dealing with: developing a mailbox/bus turnaround/recycling area near the entrance to the South Shore subdivision. "Although the recycling area concept has generated the most discussion," Tom said. Having started over a year ago with ownership issues of the designated South Shore Common Areas, the current concept now is planned for the right (southwest) side of CR18A/Uncompahgre Road and engineering studies dictated this change of site plan.

Trails Report

Amy Kopischke reported on the activities of the trails committee which this past spring became focused on development of a Nordic ski trail system out among the "southern" or more outlying subdivisions. The designated common areas out there encompass over 600 acres which could become an incredible crosscountry ski complex of trails. These could be used for mountain biking in the summer time. Security and maintenance issues are currently being investigated and it is planned that some amount of trail grooming will be done this winter. Estimates on trail clearing and development have been solicited and possible locations for a warming hut and parking areas have been identified.

STAGECOACH PROPERTY OWNER'S ASSOCIATION

Nominations for Board of Directors

Motion: Since there were no additional nominations from the floor for the Board of Directors, Marty Gathers made a motion to accept the slate of incumbents, Tonja Elkins, Ann Holmes, and Tom Watts and vote by acclamation for them to retain their seats. Second by Mary Sullivan, all in favor.

Motions from the Floor

Motion: Tom Watts moved to increase annual membership dues by \$30 per lot for the next fiscal year. Sue Kimes 2nd the motion. It was explained that since this meeting did not have a quorum of 66% of membership, this motion would be a “straw” vote, would not actually count, but would give the membership and the board an idea of how members feel about this subject.

Motion: Mike Koponen directed the Board of Directors to implement a process for prioritizing SPOA-funded improvements. Tom Watts 2nd the motion.

As voting documents were distributed, attendees were asked to put these two motions on their pink “Motions from the Floor” sheet, as items 1 and 2, respectively. Members were asked to complete their voting before leaving the room for lunch which was served in the school cafeteria.

Lunch Break Noon to 1 p.m.

Results of Voting

Motion 1: Dues increase—272 Yes; 271 No.

Motion 2: Prioritize —538 Yes; 4 No.

Manager's Report

Ken Burgess made a couple public “Thank yous:” Ken thanked Manuel Castillo for donating his time and \$100 to cover the main parts of the chipper and splitter. He reminded everyone that this equipment is available for rental by SPOA property owners. Ken also thanked Karen and Corky Fisher for soliciting residents and getting Qwest to bring DSL out past Morningside.

Ken encouraged residents to clear defensive space around their buildings and to contact Chief Wisecup for assistance in identifying such.

Ken asked members to give us their e-mail addresses for delivery of the SPOA newsletter.

Ken reminded everyone to keep their dogs under control as there have been reports of some dogs running in packs.

Ken reported there have been 47 sales of lots and 18 single family homes this calendar year so far. Some of these were foreclosures.

Adjournment

Motion: By Art Fine, 2nd by Mary Sullivan, all in favor, to adjourn at 1:10 p.m.