

**Stagecoach Property Owners Association**

**Annual Meeting of the Members**

**SOROCO Middle School**

**July 30, 2011 – 9:00 a.m.**

**RECORD OF PROCEEDINGS**

The general membership of the Stagecoach Property Owners Association (SPOA) met on Saturday, July 30<sup>th</sup>, 2011 at SOROCO Middle School, Oak Creek, Colorado for their annual membership meeting.

**PRESENT:** President Sue Kimes, Vice President, Tom Watts, Treasurer Ken Jones, Secretary Ann Holmes, Tonja Elkins, Stephanie Fairchild, Amy Kopischke, Kimi Lehman, and Frank Murphy.

**ALSO PRESENT:** General Manager Ken Burgess; about 40-50 property owners and several guests including Tom Krabacher and Emily Dennis of Partners of Routt County, Stagecoach State Park Manager Craig Preston, Chief Chuck Wisecup of the Oak Creek Fire District and Mike Ratliff of the Van Pool program.

Sue Kimes called the meeting to order at 9:02 am welcoming everyone to the annual meeting. She introduced the members of the SPOA Board of Directors, SPOA General Manager Ken Burgess and all the guests that would be speaking later in the meeting.

**President's Report**

Sue thanked everyone for attending the meeting. She began by reviewing the genesis of the Nordic Trail over the past year. She encouraged people who didn't make it out on the trail last year to make sure that they do this year. Also she discussed the trail maintenance in terms of grooming. Sue mentioned the continuation of plans for the bus shelter, recycle center and mailbox area at South Shore. Tom Watts would later discuss this in further detail. Sue then thanked the Stagecoach State Park for their continued support and encouraged everyone to continue to maintain and improve on the bi-lateral relationship between SPOA and the State Park.

**Motion and Approval of 2010 Minutes**

**Motion:** by Jerry Westbrook, 2<sup>nd</sup> by Norm Sothan, all in favor to approve the minutes from last year's annual meeting on July 24<sup>th</sup>, 2010.

## **Treasurer's Report**

Treasurer Ken Jones offered a copy of the year to date financials. Ken began by saying he focuses on two main issues - to manage assets and provide fraud protections for SPOA. Currently income is down by \$3K. Ken mentioned that SPOA's biggest source of income is lot dues and currently there are ~160 lot owners who have not paid their dues this year. Jim Funk, local realtor, advised the board that at a recent closing he attended he was informed that if a property goes into foreclosure, only 6 months' worth of back HOA dues could be collected. Ken thanked Jim for his input and would keep that in mind for the future. Ken then went on to discuss the fraud protection that SPOA has in place. He mentioned that the SPOA financials are available to anyone who would like them and that they are published on the internet. He said that this makes for transparency regarding the finances. He also discussed that they have great internal controls, such as dual controls and bank treasury services to aid in fraud protection.

## **Presentations**

State Park - Craig Preston has been the Stagecoach State Park Manager for 4 years. The Park Management Plan was approved and is on the park website. In the plan were road improvements, adjacent land owners, seasonal closure of trails, and the Friends of Stagecoach group. He discussed that Governor Hickenlooper combined the Parks and Recreation Division with the Department of Wildlife (DOW). The new division is called the Division of Parks and Wildlife. This change became effective 7/1/11, but the actual changes are not fully known. There is a transition team and the beginnings of a plan in the process as well that will hopefully be more solidified by 2/1/12. The hope is to cause more efficiency in the division and also hope to bring more funding to the division.

He informed the group that the Upper Yampa Water Conservancy District (UYWCD) is raising the water level of the lake. He encouraged people of the southern subdivisions to take advantage of the opportunities in the North. He also explained that the reason that only one of the boat ramps is open is because of the ANS (aquatic nuisance species) needs quality control to keep these species from being introduced to the lake.

Partners - Emily Dennis, a case manager, and Tom Krabacher the president of the Board of Directors of Partners of Routt County explained what Partners does. They are involved in Hayden, Steamboat and South Routt. They are in need of more adult partners. There are many different ways to volunteer, become a mentor, volunteer at activities, become a board member and donate monies.

Van Pool - Mike Ratliff gave an update on the Van Pool program. They had received a 2 year grant from the Sierra Club. That grant is coming up for renewal. They are considering renewal and extending the grant to Stagecoach. It would be \$6 roundtrip and offer transportation for emergency circumstances.

South Shore Project - Tom Watts gave an update on the South Shore mailbox, recycle, bus turnaround/shelter project. They have secured a lease for 18,000 square feet from the UYWCD. The lease is for \$100 per year, \$50 to go to state park and \$50 to go to UYWCD, until the year 2028. Two thousand cubic yards of fill material are needed. They had a lead for free fill but that fell through. The budget that was approved was approved for the free fill, so they are back to the drawing board. The actual cost for the operating budget and where the funds will come from has yet to be determined as well as the recycle usage rules.

Friends of Stagecoach - Tonja Elkins with the Friends of Stagecoach group explained the new program. The Friends of Stagecoach idea came out of the last annual meeting and was started in 2010 and incorporated in 2011. Their mission statement is enhancing recreation, encouraging education, and promoting preservation. They have been doing concerts on the beach this summer. They are looking for a volunteer for fundraising and for the Board of Directors. Fundraising ideas are needed. They have thought about doing movies on the beach and a fishing derby. The money is going to be used to help with supporting the mission statement as well as expanding the ranger program. They will not have 501C status until 2012 due to the application process. Visit the Colorado State Parks Website for Stagecoach and there is a link for the Friends of Stagecoach group.

Real Estate - Stephanie Fairchild gave a real estate update for SPOA. She said the residential single family home sales are up but prices are down. The median home price right now is \$225,000.00. Land prices and sales on the other hand are both down. She has more information if anyone would like it.

Logging - Ken Burgess, General Manager of SPOA, presented an update on the logging situation for the Stagecoach area. They have secured a grant for \$47,000 to log ~100 acres. The original thought was that it would cost \$400-\$500 per treed acre to clear. Now the updated estimate is that it will cost \$1,000 per treed acre. Much of this depends on the extent of clean-up that SPOA is looking to have in the logged areas, which has yet to be decided upon. They are aware of the concern over scaring on the landscape with the wet spring and summer we have had and heavy equipment moving on the wet ground. Ken made it clear that the logging companies are responsible for any road damage that may occur during logging. The county is also not getting involved with tree or road maintenance. Ken has also been looking into the burning of the woodpiles and permits needed. There is concern from the state regarding pollution control for such large burns. There is also a concern regarding exposing green trees to wind damage. Ken said that not logging postpones new forest growth.

Fire District - Chuck Wisecup followed up Ken's presentation with a little more information regarding logging and burn permits. He said that wildfires are more costly than logging in the long run. Also fire permits begin with him in his office and he can help navigate for the state permits as well. He also has a burn guide. Chuck wanted to let everyone know as well that because property values have dropped, the income to the fire district has been decreased by about \$425,000, which will greatly affect the budget over the next 2+ years; depending more on volunteers. Also regarding volunteers Steve Strickler wanted to let the members of the meeting know about a new volunteer group known as Fire Corp. It isn't just for firefighters. It is a group

of volunteers to assist the fire department performing traffic control, safety, education; all jobs sets are needed. Pick up applications at the fire department.

### **15 Minute Break called at 10:15-Reconvened 10:30**

#### **Nominations for Board of Directors**

There are three seats on the Board of Directors that need to be filled. There are four candidates; nominations from the floor were to be taken but no nominations were made.

- Kimi Lehman (incumbent) - Kimi has worked with the Stagecoach State Park for four years and would continue as the liaison between SPOA and the State Park.
- Art Fine (Denver resident)-Art used to be a board member of SPOA and was also the attorney for SPOA at one point. His biggest concern is the North End getting improvements and the South End not.
- Robert Skorkowsky (Oak Creek Resident)-Robert owns property in the South End. He has been in Yampa Valley since 1992 and in Stagecoach since 2000. He works for the forest service. He has a special interest in the logging projects, as well as seeing more improvements on the South End.
- Bruce Thompson (Steamboat Resident) - Bruce owns property and is upset about not being able to build on his land. He would like to work on developing undeveloped areas.
- Floor Nominations-None made.

#### **Motions from the floor**

No motions from the floor were made.

#### **Lunch from 11:01 to 12:01**

Distribution of voting documents, voting and collection of votes was handled during lunch.

#### **Motions from the floor again**

A second call of motions from the floor was made immediately following lunch. No motions were made.

#### **Announcement of winners for Board of Directors**

Sue announced the winners of the election for the three Board of Directors seats. The winners are:

Kimi Lehman  
Art Fine  
Robert Skorkowsky

All nominees were thanked and a big thank you went out to the services of those vacating their seats.

### **Manager's Report**

Water District update - Ken Burgess updated the group on the Morrison water district. The water district has lost 45% of its appraised values. This means that they have lost \$75k-\$100k per year in tax revenue. They do have the ability to raise the mill levy. They are in a position of maintaining an aging system but no ability to build the capital reserve. Well # 8 needs to be replaced and that is a \$250K project. Currently there aren't going to be any increases in water rates. They are also looking into alternative water sources.

Local Improvement District (LID) Discussions - Ken said that over the years they have tried to put together an LID. It has not been successful. The main reason is because there are 400 residents and 2,000 absentee owners. He is willing to work toward an LID but there needs to be more community involvement.

### **Motion to Adjourn**

Motion- by Mike Ratliff, 2<sup>nd</sup> by Jack Caschette, all in favor to adjourn at 12:09 pm.

