

STAGECOACH PROPERTY OWNERS ASSOCIATION

PO Box 774845, Steamboat Springs, CO 80477

April 16, 2011

APPROVED MINUTES

The Board of Directors of the Stagecoach Property Owners Association met on Saturday, April 16, 2011 at the Stagecoach Fire Station for their regularly scheduled quarterly meeting.

Members Present: Sue Kimes (President), Ann Holmes (Secretary), Stephanie Fairchild, Ken Jones (Treasurer), Frank Murphy, and Kimi Lehman

Staff Present: Ken Burgess (General Manager)

Public Present: John Rand (AmeriGas), Steve Cless (AmeriGas) and Tony Stitch

Sue Kimes called the meeting to order at 9:05am.

January 8, 2011 Minutes

Motion: Stephanie motioned to approve the January 8, 2011 SPOA Meeting Minutes. Frank seconded and the motion passed.

Treasurer's Report

Motion: Ken Jones motioned to accept the Treasurer's Report as presented. Sue seconded and the motion passed.

In light of the upcoming change in leadership, Ken Jones and Ken Burgess talked about the duties of a treasurer. Most of the time consuming work is done by Jean Stetson (bookkeeper). Ken Jones has focused on fraud protection. Both work on preparing the budget and information for the newsletters. Ken Jones offered to help and be available to the next treasurer. A new treasurer will be chosen after the Annual meeting, which is scheduled for July 30.

Status Reports

- South Shore Parcel B Report – Stephanie reported on progress and distributed the renderings from Erika (architect). Tom has asked Erika for a roof on the garbage structure.

- The Friends of Stagecoach - Stephanie reported that Tonja has been working on The Friends of Stagecoach State Park. She has filed the paperwork to make the organization official. She is requesting \$6,000 from South Shore funds for The Friends of Stagecoach—\$3,000 for seed money to pay for brochures and etc. and \$3,000 to keep the boat ramp open.

Motion: Stephanie made a motion to allocate \$6,000 from the South Shore fund. Kimi clarified that the \$3,000 to keep the boat ramp open is actually for inspectors to approve the boats in order to keep the boat ramp open. Ann seconded the motion. Ken Burgess cautioned the board that using SPOA funds to cover State issues might set precedence. Ken recommended that the board clarify, if approved, that this is for one year only. Sue expressed concern that it only benefits those with boats. Kimi noted that the boat ramp fee was unexpected due to state budget cuts. Frank asked for clarification on the membership dues. A vote was taken and the motion failed.

Stephanie then noted that the seed money could be a separate issue and would benefit the general membership by promoting Stagecoach State Park.

Motion: Stephanie made a motion to approve \$1,500 from the appropriate SPOA fund for seed money for the Friends of Stagecoach State Park. Ann seconded. Ken Burgess confirmed that SPOA has the money. Sue noted that the projects would be excellent marketing for Stagecoach—the fireworks alone are very popular. The motion passed.

- AmeriGas – Tony asked representatives from AmeriGas to come and report on special propane rates they would like to offer to Stagecoach homeowners. John distributed a packet of information and reported that they have two objectives for reporting today: #1 they want new customers and #2 they believe AmeriGas can save costs to Stagecoach homeowners. The more customers they have, the better prices they can offer. Sue noted to the board that AmeriGas is a for-profit company. Steve reported that approximately 30-40% of homeowners are currently AmeriGas customers.. Then he offered \$35 to SPOA for each new customer from Stagecoach. AmeriGas also offered guarantees for tanks, equipment and other safety issues for owners who change over to AmeriGas. AmeriGas will also dig out and return existing Ferrellgas tanks at no cost. John clarified that they are looking for individual contracts with homeowners, not a contract with SPOA. They are looking for a opportunities to promote this deal to homeowners via newsletter or website, etc. Sue noted that SPOA is not willing to give out the SPOA mailing list. Sue asked John to work with Ann to write up a letter for SPOA’s newsletter detailing the offer.
- Trails Report—Ken Burgess reported that there have been about 6-12 people on the trails each week and the comments have been positive. In the future there

should be permanent signage and some rules about dogs. Ken also noted that the parking situation needs to be improved. Ken informed the board that the snowmobilers have vandalized the signs. He is planning to work with the snowmobile community to resolve the issues.

- Dues Increase/Special Assessment – Ken reported that these are not going away.

Manager's Report

- Stored Vehicle Email – Ken Burgess referenced the email to board members regarding stored vehicles on vacant lots. This verbiage was used in the newsletter, an email. Enforcement will begin shortly.

Motion: Sue motioned to approve the language provided. Ken Jones seconded and the motion was approved.

- Rules Committee Hearings
 - Eldridge Property - Frank reported that meetings continue with the Eldridge's. Tony reported that they are planning on tearing the fence down.
 - Kraus Property Lien – The Kraus property is in the hands of the bank and has been for a while. Ken noted that it is hard to determine the amount for a lien because they keep finding violations as the snow melts. Sally is putting in some new verbiage for the escrow documents that will put any responsibilities for fees on the new owners.
 - Other Complaints – The Cole Ranch property, which is not part of Horseback, is generating complaints. Complaints are coming into SPOA about a garbage pit but it is the responsibility of the county.
- Logging – Ken reported that SPOA received a \$47,000 grant to get Intermountain West to log for beetle kill mitigation. Ken still doesn't have enough contiguous lots yet to get the project going. Ken also has submitted a grant for \$500K, but he is not optimistic about that grant. Tony reported that due to the increased price for logs this could be a \$0 cost to SPOA. Ken recommends taking baby steps so owners are comfortable with this process—people's properties will look very different once logged. Ken will continue to work on getting individual lots to sign-on for logging. Sue asked that Ken give a presentation at the annual meeting.

New Business

- Chipper – Several people have spoken to Ken and said, “Sell the chipper and buy a snowcat.” Ken thinks SPOA can sell the chipper for about \$9,500. A short discussion about the benefits of a snowcat or splitter followed. Sue noted that the chipper was acquired with a grant but that it would not be in violation of the grant to sell the chipper.

Motion: Sue made a motion for Ken to sell the chipper for SPOA at a reasonable price. Ken Jones seconded and the motion passed.

- Morrison Creek Reservoir – The proposed Morrison Creek Reservoir is for a 900-acre adjoining Morrison Divide Ranch and Horseback . Some owners are upset at the proposition of building a dam. The impact on Stagecoach is significant—a new lake, but also because of access through Horseback. Ken recommends that presentations be made to the board during the October meeting from both the proponents (Upper Yampa Water Conservancy District) and opposing parties. Ultimately it is up to the Upper Yampa Water Conservation District to decide, but SPOA can play a role in public comment on this project. This project could begin in 10 years.
- Bookkeeper - Sue noted that her term on the SPOA board ends in July. Sue asked the board to consider a proposal to change bookkeepers. She would like the board to consider hiring her. Sue distributed a proposal and noted that she believes a fixed price for a bookkeeper is not cost beneficial for SPOA. She recommends an hourly rate. Sue’s proposal cannot guarantee savings but guarantees no increased cost. Sue then stepped out of the meeting.

Ken Jones took over the meeting. Ken Burgess noted that he has not contacted Jean because he wants to hear from the board about Sue’s proposal. Ken Jones recommended talking to Jean about her interest before making any decision. Frank recommended tabling the discussion until Ken Burgess has a chance to speak with Jean as well as distribute the job description to the board. The discussion was tabled. August 31st is the end of the fiscal year and the obvious time for any change in bookkeepers.

- Ken reported that he has not been able to cut his manager responsibilities down to 1 day a week. Also, he is looking into transitioning out of the manager’s position in the next year or so. There are people who have expressed interest in the position and Ken will be looking into a succession plan.

Public Comment

- Tony has been talking with Doug Monger about expanding trunk lines. Tony has approached Yampa Valley Electric about putting in electric at the same time as the sewer trunk line. Tony went to CDC and pulled together the cost for the 3 sub divisions that have a sewer plan. Tony distributed a handout with the details. The homeowners would pay for this project. Tony needs SPOA to “talk it up” and get these numbers out to homeowners. Tony noted that assessed valuations will drop especially on vacant land. This project would help increase vacant lot values. Tony wants the LID activity to be paid for by all SPOA members but Sue noted

that this might be a tough sell. Tony will come back to the board with more precise numbers. Ken Burgess thanked Tony for his time and effort on this project.

- Stagecoach State Park - Kimi passed out information from the Stagecoach State Park meeting. It is expected that the reservoir will be filled completely this summer.

Adjournment

Kimi motioned to adjourn the meeting. The motion was seconded by Stephanie. The motion passed and the meeting adjourned at 11:05am.