

STAGECOACH PROPERTY OWNER'S ASSOCIATION

PO Box 774845, Steamboat Springs, CO 80477

RECORD OF PROCEEDINGS

The Board of Directors of the Stagecoach Property Owner's Association met on Saturday, April 17, 2010, at the Stagecoach Fire Station for their regularly scheduled quarterly meeting.

Present: President Don Alperti, Ann Holmes, Tom Watts, Frank Murphy, Stephanie Fairchild, Sue Kimes, and Amy Kopischke.

Also Present: General Manager Ken Burgess; property owners Tony Stich, Mike Ratliff, Art Fine, and Bob Woodmansee, and Kevin McBride of the Upper Yampa Water Conservation District.

Don Alperti called the meeting to order at 9:05 a.m.

Approval of Minutes

Motion: by Sue Kimes, 2nd by Amy Kopischke, all in favor: to approve the Board minutes from the January 16, 2010, Board of Directors meeting, as presented by Secretary Ann Holmes.

Financial

Motion: In the absence of Treasurer Ken Jones, Ken Burgess requested approval of the January through March 2010 check register as contained in Board members' email packets. Tom Watts made the motion, 2nd by Frank Murphy, all in favor. Ken Burgess explained that Ken Jones was absent because they had just sold their house in Denver.

Raising Stagecoach Reservoir Plans

Ken McBride, general manager of UYWCD, discussed in much detail the district's plans to raise Stagecoach water level by four feet this summer. He said final approvals were due any day from Army Corps of Engineers in Washington and that the bid proposals were in process, and construction would take place this summer of 2010.

Tony Stich on Property Taxes

Another guest attendee at the meeting, Tony Stich, who owns lots in Horseback, outlined steps necessary for anyone to challenge his property tax assessment in Routt County. After his report, Tom Watts made the suggestion that Tony should write these procedures and ideas as an op-ed article for the next issue of the *Stagecoach Express*. Amy Kopischke 2nd the motion, all in favor.

South Shore Parcel B Report

Tom Watts and Stephanie Fairchild reported that the lease was not signed at the February meeting of the UYWCD, and the use of this parcel for mailbox clusters, parking and bus turnaround was on hold.

Manager's Report and Old Business

Ken Burgess reported on a number of outstanding issues from previous board meetings. These included:

1) Although Routt County has not yet received any federal reinvestment monies for CR14 improvement the county commissioners are proceeding with acquisition of right of way to widen the road. This involves dealings with some 44 property owners along the roughly 5-mile stretch of CR14 (from CO 131 to Henderson Park Road).

2) The unapproved fence in Red Hawk Village has been taken down.

3) Qwest would need 40 homes minimum from the "southern subdivisions" (out of roughly 70 homes total) willing to sign up for DSL before Qwest would install it.

4) Libby Miller from Colorado Department of Wildlife had submitted a couple CDOW signs about lion and bears she would like to put up near all cluster mail box units (CBUs). This discussion resulted in the board requesting Ken to investigate the costs of erecting a community bulletin board, probably near the newspaper boxes at the intersection of CR16 and CR212.

5) **Motion:** Ann Holmes moved to approve the catering proposal from Karrie's Katering for the July 24, 2010, annual meeting, 2nd by Stephanie, all in favor.

6) Ken said that the Routt County has announced that they have a partnership with VPSI, Inc. to provide daily vanpool service from Stagecoach to Steamboat. Details would be in the next issue of the *Stagecoach Express*.

7) SPOA has received a recommendation from its attorney, Sally Claassen, regarding a change to our Governance Policies, specifically in paragraph 4, section IV, regarding fines imposed by the SPOA Board:

Should the alleged Violation not be cured in the manner and by the date set forth in the letter to the Member, then a second letter shall be sent informing the Member that fines and costs per the Governance Policies shall be imposed unless within 14 days of the date of the letter, the Member requests in writing a hearing before the Rules Committee. If the Member does not request a hearing; or if following hearing, it is determined that a violation has occurred, the Rules Committee has the authority to levy fines, charges, attorney's fees and other monies, and to take such other action as is authorized by the Governing Documents and Colorado law. If the Board is sitting as the Rules Committee, the hearing shall be held at the next regularly scheduled board meeting if at least 14 days after notice of hearing, or at a special time as set by the

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Board. If there is a separate Rules Committee, the hearing shall be held not less than 14 and not more than 45 days from notice.

Motion: By Amy Kopischke, 2nd by Frank Murphy, to change our Governance Policies as recommended by our attorney, Sally Claassen. All in favor.

8) Ken Burgess wanted to revisit the SPOA dues increase issue and turned the discussion over to Tom Watts who was not at the January Board meeting when it was decided not to request this change with a special meeting as been done the past two years. Tom was in favor of keeping this issue in front of members, keeping it alive, and “we need to do some planning and education for all SPOA members.” He suggested we come up with a list of specifics, “change our marketing—for \$51 per year, we will do: 1..., 2..., 3....” These ideas will be used in the future when a dues increase is put before members again.

New Business Nordic Trails

Don Alperti next introduced the other guests at the meeting: Art Fine, Mike Ratliff and Bob Woodmansee, some of whom with Ken Burgess had toured several common areas in the “southern subdivisions” with Olympian Johnny Spillane in a snowstorm. They were excited that Johnny saw the potential for a wintertime crosscountry ski trail system there. With Ken Burgess as their spokesperson, he went on to describe how there is potentially 500-600 acres of mostly common area that also could be used for biking and hiking trails in the summer time. There is even an existing yurt on about 5 acres that is for sale that could be used as a warming hut, according to Ken.

Motion: made by Tom Watts, 2nd by Sue Kimes, all in favor: to appoint a committee of SPOA and non-SPOA land owners to study and investigate such a Nordic trail system and report back by the next board meeting, hopefully with some ideas about how to finance this project. SPOA members who volunteered for this committee are Amy Kopischke, Sue Kimes, and Art Fine. Others who have expressed interest include Janet Penebaker and Steve Colby.

Transfer Development Rights Potential

Motion: Tom Watts moved that we authorize the vice president to write to the county commissioners requesting that the regulations promulgated with respect to transfer development rights specify the southern subdivisions of Stagecoach as potential “sending areas.” It was seconded by Amy Kopischke, all in favor. Draft of this letter is attached to these minutes.

Executive Session at 11:29 a.m.

Motion: by Tom Watts, 2nd by Sue Kimes, all in favor, to exit into executive session as allowed in CRS 12-22-107.

Motion: by Frank Murphy, 2nd by Sue Kimes, all in favor, to return from executive session at 11:53 a.m.

Lessons Learned

Motion: by Tom Watts, 2nd by Frank Murphy, all in favor, to have Tom Watts write an article for the next newsletter about the lessons learned from the recent arbitration.

Motion: by Frank Murphy, 2nd by Tom Watts, all in favor: to add two additional people to the ARC, Dan Pichiotino and Matt Carey. This will bring the ARC membership up to 6.

Motion: by Tom Watts, 2nd by Stephanie Fairchild, all in favor: that we authorize the President to make appointments to fill any vacancies which may occur on the Architectural Review Committee, subject to ratification of those appointments at the next regularly schedule meeting of the Board of Directors.

Motion: by Tom Watts, 2nd Sue Kimes, all in favor: that we adopt the following policy: “To the extent that resources are available, and pursuant to the enforcement priorities established by the Board, the Directors of the Association will take action to eliminate or correct violations of the Stagecoach covenants.”

Covenants Review

Motion: by Tom Watts, 2nd by Sue Kimes, all in favor: that we authorize the President to appoint a committee of SPOA members to review and recommend not more than 5 amendments to the SPOA covenants, which amendments shall be presented to the SPOA membership for ratification; and that we further authorize the President and the General Manager to implement such procedures as they deem appropriate for bringing the proposed amendments to a vote in a timely fashion; and that we further authorize the expenditure from general funds of up to \$2k for mailing or other costs, and up to \$2k for attorney’s fees.

Tom Watts, Don Alperti, and Amy Kopischke were appointed to this committee. It was discussed how the covenant and ARC guidelines as discussed at the January 2009 Board meeting, and subsequently published in the spring 2009 newsletter would form the basis for these suggested CC&R changes. The CC&R change ballot would be sent out with the annual meeting and proxy request and would have a return date prior to the annual meeting. The current CC&Rs require two-thirds of members to approve any change. None of the proposed guidelines as published over a year ago had generated any discussion and some of the recommended changes were of a “housekeeping” or editorial consistency nature.

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Motion: by Tom Watts, 2nd by Sue Kimes, all in favor: That the ARC guidelines as published in 2009 would form the basis of the recommended CC&R changes requested. This was amended by Tom Watts, 2nd by Stephanie Fairchild to delete the dwelling size limitation.

President's Comments

Don Alperti expressed satisfaction that the SPOA board has become the voice of Stagecoach. "Our perception by the county, Morrison Creek Water, and Upper Yampa Water District is 200 percent better than it was a few years ago," he said. Maybe we should put all the CC&Rs and other relevant guidelines into a "Welcome to Stagecoach" booklet. We have time now with the decrease in development activity to do something like this. This information is currently available on our website, [www. Stage-coach.com](http://www.Stage-coach.com), Amy Kopischke pointed out.

Adjournment

Motion: By Stephanie Fairchild, 2nd by Tom Watts, all in favor, to adjourn at 12:23 p.m. The next meeting will be Saturday afternoon after the conclusion of the annual membership meeting on July 24, 2010, at SOROCO High School.