

## **STAGECOACH PROPERTY OWNERS ASSOCIATION**

Meeting of the Board of Directors

Oak Creek Fire Station

Oak Creek, Colorado

February 28, 2015

Members Present: John Troka (President), Tonja Elkins (Secretary), John Di Nicholas, Tom Rashid, Tom Watts and Barbara Houston.

Management Present: Bryan Ayer, Association Manager; Jim Landers, President; Steamboat Association Management (SAM).

Owners Present: Ken Burgess, Corky Fisher, Zed and Pamela Ogle and 2 others

John Troka called the meeting to order at 9:04 am

### **Approval of December 13, 2014 Minutes**

**Motion:** There was a motion to approve the minutes as written. Seconded and approved unanimously.

### **Community Manager's Report:**

Bryan Ayer of Steamboat Association management provided an update on Association business matters.

Overview: Contacts averaging about 2 calls and 2 emails a day. Topics of most interest include requirements to build on a lot, contacts for sale of lot, ACC process and approvals required, membership and dues related questions primarily driven by collection letters sent in 3<sup>rd</sup> quarter, and other general inquiries about the community.

#### ACC/CCR Rules

- 1) Approvals/ submittals- Bryan reviewed current submittals of ACC.
- 2) Compliance & Enforcement- Bryan did an extensive drive of the Association to identify homes that have not been completed and letters that went out to the owners.

Covenant enforcement: Discussion on current status of outstanding violations.

Burn Pile Status: Bryan updated the status of the Burn Piles. Oak Creek Fire will continue to burn piles as weather and duties permit.

Log Splitter: The splitter is currently stored at Wagonwheel. The association has requested a storage fee of \$50/ month to SPOA. There was a discussion and then the Board requested Bryan to come back with other options for storage.

**Motion:** To offer \$20/month to Wagonwheel for storage. Motion failed without a second.

Snowmobile Contract: The current vendor has requested a contract for 2015-2016.

**Motion:** To negotiate a contract for the 2015-2016 snow season with the current vendor. Motion seconded and unanimously approved.

Snowmobiles throughout SPOA: There was a discussion on the driving of Snowmobiles within SPOA. Need confirmation if they are permitted on the roads. Suggestion for the Rules committee to review and come up the suggestions to present to the Board.

Insurance Review: Jim Landers reviewed the current insurance policies of the Association. Management will be providing the Board with a quote from another agency for comparison.

### **Treasurers Report:**

John Troka reviewed the financials for the end of the 2014 Fiscal year (September 1 - December 31, 2014).

### **Accounts Receivable**

Collection Activity: Letters have gone out to lots that owed \$300 or more for collection.

**Motion:** To send additional attorney letter to all lot owners that owe more than \$180.00 per lot. Motion was seconded and unanimously approved.

### **Old Business**

#### Routt County's Stagecoach Community Plan Update

The Board reviewed and discussed the Community Plan meetings that took place at the Routt County Courthouse. The County planning department is continuing to research and prepare the updated plan based on feedback received from both the Planning Commission and the Board of County Commissioners.

#### FY 2015 Capital Budget Proposal

John Troka presented the proposed 2015 Reserve/Project Fund which has monies allocated for Common Areas/Facilities, Community Development/Marketing, Legal Projects and Road Maintenance/Repair.

#### SAM Evaluation

John Troka presented the summary of the Performance Evaluation for Steamboat Association Management. Board members were asked to fill out a performance rating sheet focused upon subjects contained within the Management Contract. A committee comprised of John Troka, John DiNicholas and Tom Rashid compiled the evaluations and met with Jim Landers and Bryan Ayer of SAM for discussion of results.

### **New Business**

#### Motorized Vehicles in Common area

There was discussion of the use of motorized vehicles, such as snowmobiles and 4 wheelers, within SPOA common areas. The discussion was table for a future meeting.

### Lot Consolidation

The county is currently trying to improve the consolidation process through the compiling of the necessary information needed to consolidate. Board discussion revolved around whether or not consolidated lots should only pay for one lot once the process is complete. No decisions were made.

### Board Committees

There was discussion on the validity of committees and whether they can be successful. The overall concenses was yes,if provided with adequate direction and guidance and if additional members of the community are found to participate. There was a discussion on the need for committee to have Board approved charters which clearly identify the scope of responsibilities and authoritie granted to the committee. John Troka agreed to look into forming a Road Committee and Tonja Elkins agreed to look into forming a Community Events committee with an immediate focus on organizing a 4<sup>th</sup> of July fireworks show.

Mike Kopenen agreed to chair the Nominating Committee for this year's board elections. Mike Koponen, Tonja Elkins and Barbara Houston's terms expire this year.

### Next Board Meeting

The Board set the next Board meeting date for Saturday May 16<sup>th</sup> 2015.

### Executive Session

The Board went into Executive Session to discuss a legal matter.

Within the Executive Session a Motion was made.

**Motion:** For Purposes of transparency, the Board elects to release publicly the legal opinion on the Associations Maximum Annual Assessment. The Motion was seconded and passed unanimously.

**The Meeting was adjourned at 1:50 PM**