

# 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, January 16, 2010, at the Stagecoach Fire Station for their regularly scheduled quarterly meeting.

**Present:** President Don Alperti, Secretary Ann Holmes, Tonja Elkins, Stephanie Fairchild, Sue Kimes, and Amy Kopischke.

**Also Present:** General Manager Ken Burgess, Tony Stich, and four residents of Red Hawk.  
Don Alperti called the meeting to order at 9:07 a.m.

### Approval of Minutes

**Motion:** by Sue Kimes, 2<sup>nd</sup> by Stephanie Fairchild to approve the Board minutes from the October 24, 2009, Board of Directors meeting, as contained in Board members' packets. One addition was made regarding approval of additional funding for South Shore engineering work. All in favor.

### Financial

**Motion:** In the absence of Treasurer Ken Jones, Ken Burgess requested approval of the October thru December 2009, check register as contained in Board members' packets. Tonja Elkins made the motion, 2<sup>nd</sup> by Amy Kopischke, all in favor.

**Motion:** Ken Burgess requested that the board approve an increase in our accounting expenses. Stetson Accounting & Consulting, LLC, has requested an increase from \$1250 to \$1500 per month effective in January. Ken noted that the accountant has been at the current level since 2006 and that both the Treasurer Ken Jones and the General Manager support this increase. Amy Kopischke made the motion, 2<sup>nd</sup> by Tonja Elkins, all in favor.

**Motion:** Ken requested that the board approve SPOA's tax filing status. Treasurer Ken Jones had recommended the cheaper method. Tonja Elkins made the motion, 2<sup>nd</sup> by Stephanie Fairchild, all in favor.

### Phipps Hearing

The residents of Red Hawk Village present addressed the history and the current status of Mr. & Mrs. Parker Phipps' 6ft privacy fence they installed surrounding their property at the end of the cul-de-sac. GM Ken Burgess had summarized this in an email to the board. The fence had not been approved by either the Red Hawk Village ARC, or the SPOA ARC before its installation. President Don Alperti charged Parker Phipps with contacting GM Ken Burgess to set up a meeting with the SPOA ARC and the board would suspend fines until April.

**Motion:** by Sue Kimes, 2<sup>nd</sup> by Amy Kopischke to hold finds in abeyance until April. All in favor.

### South Shore Parcel B Report

Tonja Elkins reported that the lease between SPOA and the Upper Yampa Water Conservancy for the Common Area in question would be signed at the upcoming February UYWC meeting. All of the engineering UYWC requested had been finished by Landmark Engineering. Tonja said she planned on attending the February meeting.

### Manager's Report and Old Business

Ken Burgess elaborated on his written Manager's Report that he had emailed to the board members. 1) He explained the status of several complaints regarding Horseback Lot 74 and an adjacent common area. 2) He reported on a hearing of the county commissioners' with Morrison Creek Water District, and their decision that there was no need to restrict the number of vaults since it would take some 10 years or more to absorb the current authorizations. 3) No cost estimate has come from the Stagecoach Townhomes for their individual building new address signage, but their metal sign was in work. 4) The Oak Creek Post Office is monitoring the increase use of the cluster box units (CBUs) in Stagecoach, since there has been more demand with the closing of the Sundance Plaza Post Office and will advise when more are needed. 5) Ken asked the board about its interest in pursuing a dues increase this year and after some discussion, the board members present agreed that until the economic situation improves and demand for Stagecoach properties increases that it was not advisable. 6) The board agreed to April 17 as the date for the next board meeting.

### New Business

#### Sewer Trunk Line Extensions

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As Chairman of the Stagecoach Watchdog Group, Tony Stich presented a 2-page summary of how sewer trunk line extensions funded with Local Improvement District (LID) bonds may be the way to bring sewer service to the 1495 lots without sewer service in Stagecoach. Getting buy-in from the county assessor to agree to an "absorption rate" equal to the length of the LID bonds would be a possible option. He said he plans to check with the State Board of Assessments and Appeals on this.

### President's Comments

Don Alperti first reiterated that the current IGA (Inter Governmental Agreement) on vaults is not the long-range answer for Stagecoach and applauded Tony for addressing this issue. Although Morrison Creek Water District may have a problem with approving wells for so many separate lots as Tony suggested in his development scenario.

Don reported that the Stagecoach Plan was about 90% complete and with a new person joining the County Planning Department on January 25, the estimated completion date was now March.

The Morrison Creek Water District's Master Plan has been approved and that Bob Woodmansee has replaced Ken DePaul on the board.

Don said that the County Planning Commission had received a request for zoning change from Julie and J.S. Spitzley to change their land near the intersection of CR212 and Schussmark to commercial. Don also reported that the county had accepted Song Mountain's request for zoning change from high-density residential to lower density but had requested that the their PUD needed to include the cost for a 36ft-wide road for the 5.5 miles to their main entrance. Don doubted that Mr. Song would be back anytime soon.

Noting that terms for three directors—Tom Watts, Ann Holmes and Tonja Elkins were up this year, Don appointed a nominating committee of Sue Kimes, Amy Kopischke and Stephanie Fairchild. Elections will be at the Annual Meeting July 24 at SOROCO High School.

**Motion:** Don requested the board approve the appointment of Frank Murphy, Tony Stich, Bob Woodmansee, Julie Spitzley and John Dodd to the ARC. Tonja Elkins made the motion, Sue 2<sup>nd</sup>, all in favor.

### Executive Session at 10:54 a.m.

**Motion:** by Stephanie Fairchild, 2<sup>nd</sup> by Amy Kopischke, all in favor, to exit into executive session as allowed in CRS 12-22-107.

**Motion:** by Amy Kopischke, 2<sup>nd</sup> by Tonja Elkins, all in favor, to return from executive session at 11:14 a.m.

### South Recreation Area

Amy Kopischke announced that she and Art Fine have begun work on defining a recreation area in some of the open lands surrounding the subdivisions out CR16 up Lynx Pass.

### Adjournment

**Motion:** By Stephanie Fairchild, 2<sup>nd</sup> by Tonja Elkins, all in favor, to adjourn at 11:33 a.m.