

STAGECOACH PROPERTY OWNERS ASSOCIATION

PO Box 774845, Steamboat Springs, CO 80477

January 14, 2012

APPROVED RECORD OF PROCEEDINGS

The general membership of the Stagecoach Property Owners Association (SPOA) met on Saturday, January 14, 2012 at the Stagecoach Fire Station for their regularly scheduled quarterly meeting.

Members Present: Tom Watts (President), Stephanie Fairchild (VP), Arthur Fine, Robert Skorkowsky, Sue Kimes (Treasurer), Kimi Lehman, and Ann Holmes (Secretary)

Staff Present: Ken Burgess (General Manager)

Also Present: Tony Stitch (Roads committee and ACC), and Erik Brewen (resident)

Tom Watts called the meeting to order at 9:03am.

Logging/Road Update – Skorkowsky

Robert distributed a Bark Beetle and Fuel Hazard Mitigation Project handout and will email a PowerPoint presentation to board members. Robert noted the need to divide the project into phases. Phase one includes the Skyhitchs and South Station I due to minimal infrastructure.

Robert then asked the board to consider a proposed \$470 per treed acre reimbursement through the Colorado State Forest Service (CSFS) grant. He expects additional grant funds will be coming at the same rate. So far, \$47,000 has been secured to date. Robert has spoken with four potential contractors for the logging. Most bids are for a mechanical operation and one is for a hand/horse operation. Robert reviewed each bid and the pros and cons of each including cost, completion time, impact, and project administration.

Oak Creek has offered to do the limb and debris burning. Tom asked for a definition of what will be logged. The contract would remove all trees within the 60ft County Right-of-Way and in the 10-foot lot easements along the roads. Dead trees will be removed between the front easement and 30 feet into lots. The contractors keep any tree material that they want. Left over material will be limbed and available to residents (expecting a significant amount).

Before making a motion, Robert presented options based on the contractor proposals. All proposals will require a short-term outlay of subdivision funds to cover the cost before

the CSFS reimbursement. Proposals range from \$135 to \$198 per acre required of SPOA funds. Robert emphasized that now is the time to start logging operations.

SPOA needs to provide between \$2,500 - \$3,750 of subdivision funds for unit layout and mapping of final cutting units. Robert also mentioned a need for \$1,600 for contract administration of a mechanical operation. Robert is still in talks with YVEA about trees along power lines. Finally, Robert mentioned that he believes there will be more funds coming from the state.

Motion: Robert moved to adopt the proposal following option assuming Rogue accepts 50 acres: “Two contractors (50 acres to Sunbeam Custom Services and 50 acres to Rogue); \$19,750 subdivision funds; 100 acres; short term expense = \$66,750; CSFS reimbursement = \$47,000. SPOA costs per acre = \$197.50.” Included in the motion is that SPOA will provide \$2,500 of subdivision funds for layout and mapping. Also included, if Rogue will not accept only 50 acres, the board accepts alternative the first alternative to use one contractor. Sue seconded the motion.

Tom noted that in the SPOA covenants (Section P regarding exterior maintenance) there is verbiage to support this motion and should be included in the communications regarding this project. A letter will go out to owners identifying that beetle kill is a problem and allows SPOA to go forward with logging unless lot owners request to log their lots themselves. The owner will then be responsible for removing trees within a defined timeframe. Ken Burgess also asked to clarify that owners are only allowed to remove dead (not live) trees on their lots.

The motion passed unanimously.

Motion: Tom moved that the board of directors hereby finds that the hazardous beetle-kill trees presents a danger of fire that effects all stage coach residents and therefore according to Article 5 Section P in the SPOA covenant, SPOA may remove all dead trees within 30 foot of the front easement of individual lots. Stephanie seconded and the motion passed unanimously.

Roads

Tom updated the board on roads with a memo he emailed earlier. There are two kinds of actions that lot owners in Stagecoach should be concerned about per county requirements. The first is anyone who wants to build a residence on a lot. The second is, anyone who wants to consolidate lots to construct a house. Permits to construct a home require certain road widths for fire trucks to access a residence. There is a distinction between a driveway and a road. A driveway may access no more than 1 or 2 residences.

There are a couple lot owners who want to consolidate lots and are running into additional building expenses. For SPOA members, any future requests to build roads require permits and road building that meets the county requirements (see Memorandum Concerning Roads and Consolidations – January 11, 2012). The county, however, decides if they will maintain those roads and so far, they have often chosen not to. Art Fine reported on meetings with the county about building roads in Stagecoach. Engineers are involved and discussions continue. Ken Burgess requested that engineers provide bid documents including specifications so that SPOA can present them to contractors. SPOA can then get bids and understand the costs involved.

There was further discussion about the Horseback Roads Settlement Agreement. Ken mentioned that the county could exempt certain properties or subdivisions from certain requirements. Tom suggested SPOA consider sending a representative from SPOA to begin talks with the county on these issues.

Tom discussed the money in the subdivision accounts. There seems to be consensus that SPOA wants to build roads in the Southern Subdivisions. There is a need to raise funds to build roads. Tom thinks that raising funds could be done through increased dues to the amount necessary to build and maintain roads. A special assessment won't work due to the language in the SPOA covenants. Tom reported that there is a draft proposed amendment that allows a lot owner to recover certain costs from aligning lot owners when they build on their lots. So there may be an opportunity for SPOA to build roads and receive funds from the county once residences are built.

Tom would like to propose that SPOA raise assessments for the 2012-13 fiscal year by \$150 with the idea that \$100 of that would be put into a revolving fund for road construction and \$50 to go into a fund to maintain those funds. Tony asked about spreading out the assessment over a longer period of time. He also wants to make sure SPOA get the best price for building roads and help from the county on material. Tom agreed that there is still a lot of work to be done. He also noted that the need for an affirmative vote of about 800 to get a dues increase passed. Stephanie asked about the amount of road SPOA would get from the assessment. Tom reported that the approximately \$360K in assessment might not buy much more than 1 mile of road. He urged the board to make a decision quickly in order to present this option to the owners. Robert is concerned about setting precedence that SPOA covers road maintenance and about spending down a maintenance fund. Robert recommended a 5-year assessment of \$100 for primary access roads with a specific implementation plan. Ken noted that marketing this plan is key.

Motion: Tom made a motion to begin preparation to request a membership dues increase of \$100 for the next 5 fiscal years with the funds increase to be used solely for the construction of primary access roads for the Stagecoach community, and during that

period the current base dues remain constant. Robert seconded. The motion passed with 5 affirmative and 1 negative votes.

Art would like SPOA to consider a “what’s in it for us” slogan for the campaign.

Dog Sled Update – Lehman

Kimi thanked everyone for support of the Dog Sled Races. The funds were returned to SPOA due to the cancellation of the event (due to lack of snow). There will not be another opportunity this season. Kimi reported that she is trying to get on the dog sled association schedule for February 2013. She hopes SPOA will be involved again. Ken recommended that a request for volunteers go out in the summer newsletter.

There will be a Friends of Stagecoach State Park meeting next week. The snowmobile agreement is complete.

ARC & Rules Committee

Motion: Stephanie made a motion to approve the following members to serve on the ARC and Rules Committee: Frank Murphy, Tony Stitch, Dan Pichiotino, Matt Cary, Bob Woodmansee, Erica Hewitt and John Dodd . Ann seconded and the motion carried.

E & O Insurance Report – Burgess

Ken spoke with State Farm and they declined to E&O (errors and omissions) insurance. Ken is working with another insurance company.

Slash Burning Report – Burgess

Tony submitted an invoice for Lou Dequine for work done burning slash piles. The invoice is for \$2,105. The fire department put in \$1,000 worth of time managing the project. Currently SPOA has paid Lou \$1,000 per the original agreement—match what the fire department contributes. There is no doubt Lou put in at least the 11 hours invoiced. Robert recommends working directly with the fire department in the future to avoid problems. There is a concern about people submitting invoices for work done without prior approval.

South Shore Parcel B

The bus turn around/recycling center/cluster box project has been partially completed. The next step is to agree on a design. Kimi mentioned the need to post signage about “no

parking” sooner rather than later. Kimi recommend fencing off the area with orange construction fencing. Tom agreed since it is state park land.

October 15, 2011 Minutes

Motion: Ann moved to ratify the electronic approval of the October 15, 2011 minutes. Art seconded and the motion carried.

Financial Report

Tom believes that SPOA does not need to approve the check register at this time. Ann noted that a \$2K+ check to Native Excavating needs a description. She also asked about the Vectra Bank annual service fee.

Budget Track

Ken noted that he would send out his tracking report to the board for review.

Nordic Trail Update

Ken reported that the sled is in for maintenance and will be back in operation by the time it snows again. Robert reported that people should not be parking on the county roads. He would like SPOA to carefully consider the trailhead location.

The sled is owned by SPOA and the state park has a business agreement for usage and maintenance of the sled.

Expense Authorizations

These are pending expenses where monies have not been and will not be spent:

- \$7,000 in matching funds to the county commissioners for surfacing of CR16 to CR18A
Motion: Robert made a motion to rescind the authorization. Ann seconded and the motion passed.
- \$1,500 for Ormega by the Lake signage. Ann asked to keep that allocation active.
- Expense for the July 2009 Fireworks.
Motion: Robert motioned to rescind the authorization. Ann seconded and the motion passed.
- \$3,000 engineering expense for a 2009 meeting with UYWC.
Motion: Robert made a motion to rescind the authorization. Ann seconded and the motion passed.
- \$1,700 for renumbering the Stagecoach Townhomes.

Motion: Robert motioned to rescind the authorization. Ann seconded and the motion passed.

- \$4,000 to Alpine Trail & Design to stake out a trail.

Motion: Robert motioned to rescind the authorization. Ann seconded and the motion passed.

- \$800 to Friends of Stagecoach State Park for fireworks.

Motion: Robert made a motion to rescind the authorization. Ann seconded and the motion passed.

- \$1,500 for the dog sled race.

Motion: Kimi made a motion to rescind the authorization. Ann seconded and the motion passed.

Old Business

Robert moved to rescind the motion that was made and tabled during the October 14, 2011 meeting for a request of \$100,000. Kimi seconded and the motion carried.

New Business

- Ann asked if Amy has agreed to manage the web site. Ken reported that he has not spoken with her. Ann will be looking into a web site redesign and ongoing maintenance. Kimi has agreed to do ongoing maintenance. Tom also asked that there be two members available for ongoing maintenance.
- The next SPOA meeting is set for April 7, 2012.

Adjournment

Robert motioned to adjourn the meeting. Tom seconded and the motioned passed. The meeting was adjourned at 12:50pm.