

STAGECOACH PROPERTY OWNERS ASSOCIATION

Meeting of the Board of Directors
Resort Group Conference Room
Steamboat Springs, Colorado
May 30, 2015

Members Present: John Troka (President), Mike Koponen (Vice President), John Di Nicholas, Tom Rashid, Tom Watts and Art fine

Management Present: Bryan Ayer, Association Manager for Steamboat Association Management (SAM).

Owners Present: Ken Burgess, Corky Fisher, Zed Ogle, Kim Wright and Denise Fairchild

John Troka called the meeting to order at 9:05 am

Approval of February 28, 2015 Minutes

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

Member Comment

1. Kim Wright of lots 5,6,7 and 8 of Horseback spoke to her concern with having to pay the SPOA Assessments for each of her four (4) lots eventhough they have gone through the consolidation process with the County and have been re platted as one (1) lot.

MOTION: There was a Motion to study the question of consolidation and why an owner who has consolidated continues to pay the original lot assessment for all original lots, add to the agenda for the next meeting and to make a proposal. The Motion was seconded and approved unanimously.

2. Julia Wallace of lots 87-93 in Horseback asked what the policy was on obtaining monies from the existing Horseback Funds?

-Tom Watts responded and stated that the Board does take applications from owners requesting funds for projects in all areas of Stagecoach. In discussing Horseback Funds exclusiviely, the settlement was not limited to roads, and would consider other infrastructure needs, however contribution towards road expenses have been the priority. This has been mostly based around the difficulty in obtaining a building permit within Horseback if the road is not up to County Standard.

3. Zed Ogle of lots 42 and 46-49 in Horseback and also of lot 118 in Overland asked the board several questions:

- a. Have all the homeowners in high cross received the Covenants specific to High Cross?
-John Troka answed that this particular set of Covenants has been posted on the website, but that they have not been specifically mailed to the High Cross owners directly.

b. How much money has SPOA received from the High Cross Subdivision in the last 10 years?

- John Troka estimated the amount to be approximately \$24,000.

c. How much money has been dedicated to High Cross for such items as road maintenance and tree mitigation?

- the consensus from the board was that there had been \$1,900 for road materials and an unknown amount from the 2012 logging project.

Community Manager's Report:

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

General Business Summary: There is currently a lot of activity happening in all areas of Stagecoach. Bryan discussed some owners that desire to put several of their lots together through the consolidation process. Currently there are three owners looking at this process, one in Horseback, one in Overland and one on Shay Way in Sky Hitch. It was brought up that the Nordic trail also runs along the lower portion of these Shay Way lots. John Troka stated that all rear lot lines are subject to a 20 foot trail easement as defined by the plat. Bryan is to take measurements to assure the trail is within the easement.

The Nordic Trail contract for the 2015/2016 season was presented to the Board.

MOTION: It was motioned and seconded to approve the Nordic Trail Grooming contract with Dave Keller for the 2015/2016 season. The motion passed unanimously.

Contractors for the Coyote Run Playground have been hired. Stagecoach Property Maintenance is the landscaper and Ferndog Finishing has been hired to stain the shelter. The budget for repairing/painting the Coyote Run playground and shelter is \$2,000 and the contracts fall within that amount.

ACC/CCR Rules:

- 1) Approvals/ submittals- Bryan reviewed current submittals of ACC. There are currently 4 houses approved since January 1st. One more in the process and 2 more possibly in line for submitting applications. There was discussion of how the ACC approval process was working. Tom Watts explained the how the Informal approval process that has been established works and stated that it appears to be working well.
- 2) Compliance & Enforcement- Bryan presented an updated report of Incomplete Houses. Many are being finished and those that have not responded will be contacted again.

Covenant enforcement: A new report will be started regarding Covenant enforcement and will be posted in VMS for Board review.

Burn Pile Status: There has been some communication issues with Oak Creek Fire. Bryan has been directed to email Chief Wisecup consistently in order to be updated on where the process is. There was discussion revolved around abandoning the burning process, asking for any unspent monies back from

Oak Creek fire and pursuing the hiring of a tub grinder to just chip all the piles in place. Corky Fischer volunteered to look into this solution.

Road improvements: There was discussion regarding the grading of some roads within the SPOA subdivisions. A meeting is scheduled with Connell Resources to look at grading and some ditchwork as well as a collapsing culvert at Whiffle Tree and Shay Way. John Troka also presented pictures of other culverts that have collapsed or are blocked. Work will eventually have to be done on these as well.

It was brought to the Boards attention that there are several roads that are seasonally impassable and should be seasonally closed due to damage that is occurring to the ROW.

MOTION: There was a Motion to authorize the Association Manager to construct barriers and proper signage on ROW's that are considered hazards at a capped amount of \$1000. The motion was seconded and unanimously approved.

Other Manager business: Tom Watts proposed discussion concerning the snowmobile trailer and mower that is stored in his driveway.

MOTION: To dispose of mower and trailer. Motion was seconded and unanimously approved.

Treasurer's Report:

John Troka presented the 2015 YTD Financial Statements as of April 30, 2015.

Accounts Receivable: John Troka presented an A/R Delinquency report sorted by Total Amount Owed and Average Amount owed.

MOTION: There was a Motion to abate any outstanding balances of \$5.00 or less per lot reflected by the accounts receivable spreadsheets. Five Board members in favor. Tom Rashid was opposed. Motion Passed.

Old Business

Routt County's Stagecoach Community Plan Update: John Troka gave a summary of current projects the County was working on including consolidation and road standards.

John also presented a summary of Routt County Assessor Data that included Market Values as of July 2014 for Developed land, vacant land and other surrounding properties. The Board would like to see this presented at the annual meeting as well as posted on the website.

Covenant Change: Tom Watts is currently working on next steps regarding the Covenant change as voted on by members at the 2013 Annual Meeting.

Nominating Committee: Mike Koponen, Tonja Elkins and Barbara Houston's terms expire this year. The board suggested names and Mike will pursue contacting them.

Road Committee: A Road Committee Charter was presented as a Resolution of the Stagecoach Property Owners Association.

MOTION: It was motioned and seconded to adopt the Resolution concerning the Road Committee Charter as written. The motion passed unanimously.

4th of July Community Event: There was discussion and presentation of ideas regarding the hosting of a community event. It was decided that it was too late to look at the 4th of July weekend and to pursue finding an event planner to give ideas on what to do for a fall event.

New Business:

2015 Annual Meeting: The meeting is to take place on July 25th at the SOROCO High School. It will once again be catered for both breakfast and lunch.

2016 Budget Proposal: John Troka presented a FY2016 Preliminary Budget. The Board will review at the next Board meeting for presentation to the ownership at the annual meeting.

SAM Evaluation

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 will compile the evaluations and meet with SAM for review.

Next Board Meeting

The Board set the next Board meeting date for Saturday July 11th, 2015 to prep for the Annual Meeting.

Executive Session

The Board went into Executive Session to discuss Accounts in Arrears at 2:15

Within the Executive Session a Motion was made.

Motion: There was a motion made to perfect the liens on all lots on the Accounts Receivable Delinquency list that have been referred to and contacted by our attorney and for which payment has still not been received and/or the owner has not requested a payment plan.

The Meeting was adjourned at 2:55 PM