

STAGECOACH PROPERTY OWNER'S ASSOCIATION
PO Box 774845, Steamboat Springs, CO 80477
October 2, 2010

APPROVED MINUTES

The Board of Directors of the Stagecoach Property Owners Association met on Saturday, October 2, 2010 at the Stagecoach Fire Station for their regularly scheduled quarterly meeting.

Members Present: Sue Kimes (President), Ann Holmes (Secretary), Don Alperti, Tonja Elkins, Tom Watts (Vice President), Stephanie Fairchild, Amy Kopischke, Ken Jones (Treasurer)

Public Present: Tony Stich, Corky Fischer, Manuel Castillo

President Sue Kimes called the meeting to order at 9:00 a.m.

Minutes

Motion: Don made motion to accept the July 24, 2010 minutes. Amy seconded to accept, the motion was approved.

Treasurer's Report

Motion: Ken Jones moved to accept the check register. Sue seconded and the motion passed.

He noted that things are positive but SPOA still needs to be cautious with spending.

South Shore Parcel B Report

Tom Watts reported that Parcel B is owned by the Upper Yampa Conservancy District. The mailbox/trash/recycling proposal to Upper Yampa has moved to talks with Stagecoach Park. A sublease and plot plan were developed. As of a week ago, word is that the park does not want to sublease. The option on the table now is to remove that plot from the park. The Bob Weiss, attorney for Upper Yampa, is reviewing the sublease. Bottom line, SPOA is waiting on approval and it does not look like there will be any construction or money spent in 2010. The plot is the one after the access to the boat ramp on the south shore. Sue asked Tom to email a map to board members.

CC&R Process Change Report

Ken reported that a second meeting is in order to get approvals on CC&R changes. Sally, Ken and Tom have talked about the best way to proceed. Could individual subdivisions meet and vote on their needs? Tom does not believe it is possible because all of Stagecoach is under one declaration. SPOA does have the option to go to the district court to request amendments to the declaration but it requires many steps including hiring a

lawyer and a 33.3% approval.. Tom recommends that the process is too expensive to make the specific changes we have talked about thus far. Tonja noted that the SPOA declaration is unusable as it stands. If SPOA could get a document that allows SPOA to function as board representing a membership then SPOA could function effectively and efficiently. SPOA has been struggling with this problem for 35 + years.

Tom spoke up about the importance of proper communications that speaks to SPOA constituents. First, SPOA needs to get an email address for all members. Next, someone needs to take charge of detailing the structural changes SPOA needs for the declaration Tom offered to take on the structural change suggestions and work with Ken to develop a plan by November 15 with Tonja and Frank. Tonja suggested that SPOA open up talks and invite anyone who would like to contribute. Ken asked that SPOA get some sense from the membership about support for structural changes before spending a lot of money on legal action. Sue asked Ann to head up an effort to get membership email addresses. Tom offered up some names of members who have offered to call people—this will lead to effective gathering of emails. Tony Stich offered to make calls in his subdivision. Jean Stetson is also a source. Sue also recommends that SPOA formulate a privacy policy.

Other CC&R Items:

- Chipper & Splitter

Ken recommends getting rid of the chipper due to liability and minimal use. He thinks SPOA can get about \$9,000 for the used chipper. He recommends purchasing another splitter for about \$1,500. Corky and Manuel are currently volunteering their time to manage the chipper and there are costs. SPOA is currently charging \$30 per day for use of the chipper (costs over \$200 a day to rent from Steamboat). Tom recommends that we raise the fee significantly and seeing about the demand.

Motion: Tom moved that SPOA retain the chipper but raise the fee to a reasonable fee sufficient to cover the maintenance. Don seconded. Discussion followed. Corky and Manuel will be reimbursed for any expenses related to the chipper and they will track usage. Usage requirement are that the chipper must be used only in this valley. A vote was taken and the motion passed with one opposition.

- Logging

Tony noted that there is a local logging company and recommends putting something in the newsletter about the company. Sue recommends that Ken and the fire department work on any other logging issue.

- Road Maintenance

Corky is asking the board to support road maintenance by the county. There is a county meeting next week. Ken and Corky will attend the county meeting. One question is who owns the title to certain roadways. Is it “common area?” Ann said

that the county would not take responsibility for a roadway unless they are brought up to county road specs. SPOA needs to speak up on behalf of members. Sue recommends that Corky get with Ken and Tom to make a concise and strong argument for the county meeting.

Trails Report

Amy spoke about the Alpine Trail & Design proposal for “the summer trail.” Their proposal would flag out a trail at \$575 per mile and is considering approximately 5 miles (about \$2,400). The flags (stakes) would be exactly where the trail would go, not just the corridor. Amy has not heard back from Johnny Spillane about “the winter trail” but hopes to speak with him soon. The Nordic “winter trail” and the “summer trail” paths will be on the same corridor. SPOA has already approved \$2,000 for the “winter trail.”

Motion: Amy made a motion that SPOA accept this proposal from Alpine Trail & Design for a trail scope between 4 & 6 miles and reallocate the \$2,000 from previous (July 2010) approvals as well as an additional of \$2,000 in funds if needed by approval from the president to put in stakes. Stephanie seconded. The motion passed.

Manager’s Report

Ken reported on the following:

- Ken reported on the “winter trail” for cross-country use. He recommends that SPOA go ahead this winter. The cost of a snow packer is \$1,500 for SPOA to own. You need to pack a few times early in the season (\$50 per loop) and then a couple times after snowfalls. Dave Keller would do this. Ken asked for a \$2,600 budget for this winter for the packer and to maintain this trail.

Motion: Ken Jones moves to approve to accept Ken’s request and Tonja seconded. Ann asked for a map of the winter and the summer trail plans. Tom asked about a parking lot near the Sky hitch entrance. Ken said there is some plowed space for parking. Ken will put something on the web site and in the December newsletter. A vote was taken and the motion passed.

- Ken reported on high speed Internet. DSL is now available to southern subdivisions.
- Ken reported on covenant issues.
 - The Taber issue is now in compliance.
 - A 4-wheel vehicle is currently stored on a residential lot without a residence. Ken wants to send notice to the resident that it is in violation of covenants. Sue asked that Ken follow the process by going through Sally. Tom asked that he have a chance to speak with Sally also before sending a notice to make sure we have an enforceable violation. Ken asked that the ARC take over these kinds of decisions about violations. Ken reported that Frank and the ARC are willing to take this on and make a decision for the

association. If it is still ambiguous then SPOA needs work with legal council.

- The Carr property is currently taken care of and everything is gone but Tony noted that there is an advertisement that may indicate that horses could be back on the property at some point.
- The neighbors have complained about trash on Ute trail.
- The Kraus property has been sold. Ken is working with the bank to clean up the property.
- Frank is working on the Nicholson fence on Coyote Run.
- Ken reported on his employment proposal (see attached). The key items are that he would like to close the Oak Creek office, move to his home office, become an independent contractor and move his annual salary to \$18,000. He estimates that SPOA could save about \$11,000 per year.

Motion: Don moved that SPOA approve the proposal as Ken outlined. Ann seconded. Tom asked that we not move Ken from an employee position to an independent contractor. Tom asked that we talk to Sally and ask her opinion. Tom and Tonja noted that there may be liability concerns by not having the manager as an employee. Don asked that we hear Ken's objectives—Ken doesn't want his hours defined, he doesn't want to travel to Oak Creek, and he wants to be an administrator not a decision maker. Tom asked that we not define the hours. Friendly amendment to the motion is that the manager position remains an employee position pending the president's review. The amendment and motion passed.

- Committees
 - Ken noted that the rules committee is now the ARC and Frank is on board.
 - Ann is heading the newsletter committee but needs help and the board asked Stephanie to help—she agreed.
 - The Forestry Committee is currently made up of Manuel and Corky.

Wittermire is proposing additional development. Sue noted that she has not seen any proposals on this so Ken copy her on Planning Department developments.

New Business

Motion: Tonja made a motion about snow maintenance on South Shore roads. She proposed a \$2,000 cap to hire a contractor for those days with 12" of snow or more to allow for access in the mornings. She is proposing using South Shore dues. Tom made a motion to approve the motion and Sue seconded. Ken counseled the board to be careful about uniform subdivision decisions by the board. Maintenance is problematic. Sue suggested an alternative of the neighbors coming together and agreeing to put aside money and paying a contractor directly—keeping the board out the decision. Tonja then asked for the motion to be tabled.

Tony asked about the data from the installation of the sewer trunk line for Young's Peak. Ken reported that he spoke to Stahl but the data was not separated. He will speak with Tony separately.

Adjournment

Next meeting was set for Saturday, January 8, 2010 at 9:00 at the firehouse.

Don notified the board that he is stepping down from the board. He and his wife will be spending much of their time out of state and he doesn't feel he would be an effective board member from a distance. Sue accepted Don's resignation with regret. Sue asked that we post the opening on the web site and that board members speak with Ken or her about ideas for a replacement.

There was a motion from Ken Jones and a second by Amy Kopischke to adjourn the meeting at 11:55 a.m. The meeting was so adjourned.