

STAGECOACH PROPERTY OWNERS ASSOCIATION  
Meeting of the Board of Directors  
Resort Group Conference Room  
Steamboat Springs, Colorado  
September 6, 2014

Members Present: Mike Koponen (Vice President), John Troka (President), Tonja Elkins(Secretary), Ben Marhle(Treasurer), John DiNicholas, Tom Watts, Art Fine and Barbara Houston

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

Owners Present: Corky Fisher, Ken Burgess, Tony Stitch, Tom Taylor

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

**Approval of June 14, 2014 Minutes**

**Motion:** Tom moved to accept the minutes. Tonja Seconded. The minutes were approved unanimously.

**Approval of July 26, 2014 Minutes**

**Motion:** Ben moved to accept the minutes. Tonja Seconded. The minutes were approved unanimously.

**Community Manager's Report:**

Bryan reviewed the status of activities he has been handling since inception of management. He presented a log of substantial activities

- **Nordic Trail Contract-** Bryan discussed the grooming of the Nordic trail for 2014-2015. There was a discussion on if the service should continue for the upcoming 2014-2015 winter season.

**Motion:** A motion was made to continue grooming the Nordic trail for this upcoming winter season. Motion was seconded and unanimously approved.

There was a discussion regarding last year's contractor and has a proposal to Bryan which is \$400 more than last year. Bryan was directed to speak to the contractor from last year

- **Splitter Storage** – There was discussion on the splitter and the storage. It is currently stored with Corky who volunteered to continue having the unit at his house.
- **Mower-** SPOA currently has a mower that is not being utilized. After discussion, it was determined to sell this asset. Corky volunteered to clean the mower and advertise on Craigslist.

**Motion:** John made a motion to dispose of the mower and get whatever amount on the sale. Tonja seconded the motion. Unanimously approved.

- **Fall Newsletter** – There was a discussion on the planned content of the newsletter. Bryan will get with Tonja in the middle of the week to review the content. It was suggested to put a note in the subject line when emailed that reference the importance of opening the attachment/newsletter.

#### **ACC Activities:**

- **Violations Update:** Bryan presented a summary of ACC violations over the past 3 months and the current status of the violation.
- **Applications:** Bryan reviewed 2 applications. The first was the application for Wagon Wheel for the fence. The 2<sup>nd</sup> application for Lot #40 on Teton Way.
- **Rules and Procedures:** Bryan discussed and presented a list of Rules for the property that were either discussed at a previous board meeting, proposed and possible new rules. Once put together, the Board will visit and determine which should be added or removed. Also, a review of the ACC building policies and guidelines. Bryan handed out a couple documents for the Board to review on the ACC guidelines from 2012. It was suggested that the Board and ACC review the documents to confirm and amend a document so there is one consistent document. John discussed a few of the rules of the County specifically camping which is not permitted by Routt County. There was a discussion regarding short term rentals in the county. A discussion ensued in regards to adding a rule that prohibits the discharge of a firearm in the Association.  
**Motion:** To present to the ownership the resolution to add to the rules and regulations the rule to Prohibit the discharge of firearms at SPOA.

Tom Watts **Motioned** to appoint Corky Fisher to the ACC. Motioned seconded and unanimously approved.

#### **Treasurer Report**

- **Review FY 2013 Financials** – The preliminary fiscal year financials were reviewed. John went over the Balance Sheet initially and discussed that there are some final entries that need to be made prior to closing out the year and converting over the full accrual accounting. Income Statement was then discussed and John detailed the line items. Management and John will work together on getting the appropriate numbers together.
- **Collections** - The accounts receivable was reviewed. There was a couple thousand more dollars collected since the annual meeting.
- **Maximum Annual Assessment**
  - **Legal Opinion**- The Board went into executive session to discuss the letter from legal counsel and to determine the maximum assessment calculation as called in the Declaration.
  - **Board Resolution** – A resolution was set forth in regards to the maximum annual assessment that the association can apply.  
There was a **motion** to adopt the resolution, motion was seconded and unanimously approved.

- **Board Member Meeting and Travel Expenses**

#### **Open/Funded Project Status**

- **Wildfire Mitigation:** Bryan discussed the slash piles and Fire Chief Wisecup will burn the large pile. Things are status quo.
- **Legal Review on Road Ownership:** David Firman with Hindman Sanchez joined the meeting via teleconference. John Troka prefaced the situations regarding the road ownership. David gave a review of the current status of the roads of SPOA and scenarios of road improvements and the County requirements of passing a resolution if the road meets the standards. There were several questions from the group to Mr. Firman on scenarios of the roads and what the County has implemented in the past. David reviewed the 3 subdivisions that received the road funds that were held in surety with the County.

#### **Routt County Stagecoach Area Plan**

- **Membership Survey-** It was asked by the Board to get back to Bryan any comments or ideas to be included in the survey to go out.

**Member Comments:** Ken Burgess asked who the committee members are for the Community Development Plan.

#### **FY 2014- Budgets:**

John discussed the current fiscal year end for August, then went into the short year for September 2014 through December 2014 and the anticipated income and expenses.

**Motion:** There was a motion by Ben to adopt the 2014(September-December) Operating Budget, Tonja seconded and was unanimously approved.

#### **FY 2015 Operating Budget:**

John then went through the proposed 2015 budget (January-December) income and expenses.

**Motion:** There was a motion by Tom to approve the 2015 Operating Budget, seconded by Tonja and unanimously approved.

John then went over the Capital Reserve draft budget for 2015 as well as possible Reserve expenditures that may come up in the future.

#### **Determine Annual Assessment 2015:**

**Motion:** Tom motioned to increase the assessment for 2015 to \$75 for the fiscal year 2015. Motion seconded by Tonja. Discussion ensued. There was a motion to amend to include that of the \$75, \$50.13 is for operations and \$24.87 being for Reserve Projects on the future. Motion was seconded and unanimously approved.

#### **Committees:**

There was a suggestion to have a couple committees formed on the board to put together an analysis letter to the ownership for the increase in the annual assessment and a committee to meet with the County on the community plan. The committee members are Mike Koponen, Art Fine and John Dinicholas.

**Executive Session:**

- The Board went into executive session to discuss the current status of a lawsuit and the current status of the covenant amendment that was voted on by the ownership.
- Motion: To act on moving forward with the change of Covenants amendment and to pursue taking it through the court process. All were in favor except Mike Koponen who voted against the Motion.

The Board set the next Board meeting date for Saturday December 13<sup>th</sup>.

**The Meeting was adjourned at 3:20 PM**