President's Message	2020 Annual Assessments Update	Some New Proposed Policies Interpreting The Stagecoach Covenants	[PROPOSED] SPOA Policies 2020-1, 2020-2, 2020-3, 2020-4, 2020-5	Soliciting opinions regarding minimum square footage
Page 1-2	Page 2	Page 3-4	Page 5-8	Page 9-10
Trails Information	Neighborhood Gant Program	Spring 2020 Real Estate Update	Friends of Stagecoach State Park	2019 BOD Meeting Minutes November 16
Page 11	Page 12	Page 13	Page 14	Page 16-23

President's Message

By Kayleen Cohen

Dear Stagecoach Property Owners,

I am hoping that you and your loved ones are staying well during these uncertain times. Personally, I've never been more grateful to live in Stagecoach than now! It's truly incredible to live in such a beautiful, remote area that we can practice "social distancing" and still enjoy the luxuries of long hikes, our gorgeous reservoir, spectacular sunsets, and fresh air. Despite the unpredictable social and economic state of affairs, I want to assure you that the Stagecoach Property Owners Association Board of Directors is still working vigilantly on all of our pending initiatives.

If you're looking for extra reading materials to occupy your newly-found free time, this is a fantastic opportunity to get involved in happenings with SPOA! We currently have two open Board seats and are looking for input from our membership on many important issues. Please share your feedback on suggested policies and community initiatives. You can also join us in person (COVID pending) for our next board meeting on Saturday May 16th.

Two Open Board Seats Available

Two seats on the Stagecoach Property Owners Association Board of Directors have become available. One seat has three months remaining and the other seat has a two year term. If

Continue on Page 2

NEXT SPOA MEETINGS

May 16, 2020 - BOARD

SPOA 2020 Annual Meeting TENTATIVE July 18, 2020

Board Meetings held at Resort Group Conference Room 2150 Resort Drive – 2nd Floor 9:00am unless otherwise stated.

SPOA SEEKING BOARD MEMBERS

The Board would like to thank Tony Borean and Scott Okerstrom for their time on the Board. They have chosen to spend time on other necessary projects and thus there are currently two open positions. If you would like to be considered for a Board position, please contact the manager, Bryan Ayer, at bayer@steamboatassociations.com

A Quarterly Newsletter

www.Stage-Coach.com

1st Quarter • 2020

President's Message • Continued from Page 1

you are interested in joining the SPOA Board of Directors please send a brief resume to our community manager, Bryan Ayer. The Board of Directors will look to fill one seat at our next meeting on May 16th and the second seat at the annual meeting in July.

Master Trails Plan Update

As you may be aware, the SPOA Board is currently working with a team of professionals to develop a Community Master Trails Plan. This plan will include the details of current and future recreational community trails. Currently, our Master Trails Planner, Peter Patten, has developed a rough draft of trail locations and details and is working with local landowners and public entities to begin working out the logistics of utilizing trail easements, connecting lots, and common areas. The community has expressed a desire to see the southern neighborhoods connected all the way to Stagecoach reservoir with foot and bike paths. Stay tuned this spring or summer for an announcement of a public meeting with Peter Patten to discuss community desires and concerns in regards to the Master Trails Plan. See page 10 to review the current details of the plan.

Proposed ACC Policies Ready for Comment

In an effort to streamline the application review process the ACC has proposed several new policies. These policies aim to clarify the rules set forth by our Covenants. There are five individual policies, covering topics including lot maintenance, fences, motorized vehicles on common areas, and more. Please find the policies as they are currently proposed on pages 5-8. We are accepting member comments on these policies between now and our next scheduled board meeting on May 16th. Please send your comments to *Bayer@steamboatassociations. com* by May 10th.

Community Survey Coming Soon:

The Board of Directors would like input from the community about several pending initiatives. Items include: the favorability of changing the minimum square footage in certain southern neighborhoods of SPOA from 1000 square feet to 500 square feet, based upon results from a survey performed by SPOA members in the area of Shay Way; the support for the possible future development of a neighborhood community center and what the site would include; and new proposed ACC policies for member input. The link to the survey will be sent out to the membership through email and a mailing to members for which we don't have email addresses. The link can also be found here. https://forms.gle/1Vp7wtokydkJce7N9

N⁰

Submit Neighborhood Grant Program Applications Now:

Now is the time to submit your applications to the Neighborhood Grant Program for any summer projects! The Board of Directors will review the next batch of applications on May 16th. SPOA is offering up to \$2,000 for neighborhood cleanup projects and/or community building initiatives. You can find the details on page 12 and the application at the back of this newsletter. For any projects for this summer it would be best to submit to the Manager at *Bayer@steamboatassociations.com* by May 10th.

Stay well, Kayleen Cohen SPOA President

2020 Annual Assessments Update

Thank you to all of you that have paid your assessments. Assessments were billed on December 1st and were due by February 29th to avoid any late charges. The annual assessment is used to promote the recreation, health, safety and welfare of property owners in the Stagecoach community and for the improvement and maintenance of the Stagecoach common areas

There are 2235 Lot owners in Stagecoach. As of April 1st, 287 owners still owed for the required assessments. Information on the collection of unpaid assessments can be found in the Association's Responsible Governance Policy documents, a copy of which are available online at *www.stage-coach.com*.

If you did not ever receive a statement or have questions on how to pay, please contact the Association Manager at *bayer@ steamboatassociations.com*. Online payments are also available.

G A Quarterly Newsletter

www.Stage-Coach.com

1st Quarter • 2020

N⁰

Some New Proposed Policies Interpreting The Stagecoach Covenants

By Tom Watts

As most of you know by now, all of our Lots at Stagecoach are subject to Covenants that govern the terms of our ownership. Article V of the Covenants is where most of the requirements and restrictions are located. Unfortunately, some of the language of Article V is vague. In recent years, as the pace of building has picked up, the Board has been forced to confront some of this vague language in the context of building applications or alleged Covenant violations. As a result, the Board has slowly been formulating policies that help to interpret some of this vague language. Last year, for instance, the Board adopted policies relating to the design and colors of new homes.

The process for adopting a new policy is dictated by the Association Governance Policies, which are required by State law. So, once a policy has been proposed, and the Board has agreed on the language of the proposed policy, it is published in our newsletter and all Members of the Association are invited to submit comments. At the next Board meeting, the comments of Members are considered and the proposed policy is either abandoned or amended or adopted. If it is amended, and the amendments are substantial, it is published again in the newsletter and Members are again invited to submit comments.

At the February Board meeting five new policies were approved for publication to the Association Members. They have been numbered 2020-1, 2, 3, 4 and 5. Copies of the proposed policies appear on pages 5-8. Please review them and send any comments you wish to make to the Association managing agent, Bryan Ayer. Here is a brief explanation of each of the proposed policies:

 Proposed policy 2020-1 deals with fences on Lots. In 2018 the Board adopted policy 2018-1 which provides an automatic approval process for 4 foot high fences with a certain design. However, recently the ACC has been faced with situations in which Owners want to construct fences that don't meet the requirements of 2018-1, either because they are higher, or a different design or because the Owner wants to put a fence on a Lot without a house. Proposed policy 2020-1 provides some guidelines for fences in these different situations. Please note that these guidelines are not hard and fast restrictions. The policy allows for exceptions, but any Owner seeking to build a fence different from the guidelines will have the burden of showing that there is a compelling reason for the exception.

- 2. Proposed policy 2020-2 deals with an addition to the Governance Policies relating to the operation of the Rules Committee. Under the current language, if an Owner has been accused of a violation of the Covenants, the Association can't impose a fine, or other relief without scheduling a hearing at which the Owner may appear and state their position and present evidence. The proposed policy seeks to change this policy slightly by giving the Owner the option of waiving the hearing and submitting any relevant information in writing. In practice, most Owners who have received notice of a Covenant violation choose not to attend a hearing. But they often want to present evidence or make a written statement in their own defense. The proposed policy sets up a procedure for Owners to waive the hearing and submit written statements or other documents that must be considered by the Rules Committee before making a decision.
- 3. Proposed policy 2020-3 deals with the driving of motorized vehicles, including snowmobiles, on SPOA

A Quarterly Newsletter

www.Stage-Coach.com

1st Quarter • 2020

New Proposed Policies • Continued from Page 3

common areas. In the northern subdivisions of South Shore and Eagles Watch and in the southern subdivisions SPOA owns quite a bit of property which is all designated "common area." The Covenants give all Association Members the right to enter and enjoy the common areas, but also allow the Board to impose reasonable restrictions on that use. The Board proposes to prohibit the use by Members of motorized vehicles on the common areas. [Non-members are prohibited by law from driving on the common areas without SPOA's permission.] However, the proposed policy also allows the Board to make exceptions for use of motorized vehicles by Members on a case-by case basis.

4. Proposed policy 2020-4 applies to the Lots in the south that still have a substantial amount of dead wood resulting from the pine beetle infestation. In the summer of 2018, the massive Silver Creek Fire was close enough to the southern subdivisions that the smoke was clearly visible on a daily basis. That fire was a wake-up call. The dead wood sitting on southern Lots provides an enormous amount of potential forest fire fuel. As such it presents an unnecessary danger to the community, both north and south. Article V, Section p. of the Covenants gives the Association, acting through its legal agents, the right to enter on a Lot to "maintain" and "restore" the Lot, at the Lot Owner's expense. Clearly, this is a right that should only be exercised in rare circumstances. However, the existing dead wood situation may be that

rare circumstance. Proposed policy 2020-4, if adopted, will provide notice to Association members that, going forward, the existence of a "substantial" amount of dead pine trees on a Lot may be treated as a failure to "maintain" under Section p.

N⁰

5. Proposed policy 2020-5 is the result of a number of instances over the last several years in which Owners have allowed junk to accumulate on their Lots, which, in some cases, has even resulted in legal action. Article V, Section k. provides that, "No trash, litter or junk shall be permitted to remain exposed upon the premises and visible from public roads or adjoining or nearby premises." The question, of course, is what constitutes "junk" and how does the existence of "junk" relate to an Owner's duty to "maintain" their Lot. The proposed policy attempts to make sense of all this by giving some examples of what would constitute a failure to maintain. The four categories listed are intended to be a starting point for discussion of this important issue. If you disagree with what has been proposed, please make sure your opinion is heard. Alternatively, you may have other ideas about how the issue should be addressed. But the fact of the matter is that the Covenants do prohibit the accumulation of "junk" which can be seen from roads or other houses. And most of us, I would guess, would prefer that our neighbors keep their property clear of things that are not part of the natural environment. The trick is to strike a balance that does not unreasonably interfere with an Owner's use and enjoyment of his or her Lot.



A Quarterly Newsletter

www.Stage-Coach.com

1st Quarter • 2020

N⁰

[PROPOSED] SPOA Policy 2020-1 relating to approval of new fences pursuant to Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions

WHEREAS, Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions provides that, "No... fence... shall be commenced, erected, or maintained ... until the plans and specifications showing the nature, kind, shape, height, material and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an Architectural Committee comprised of three (3) or more representatives appointed by the Board;" and

WHEREAS, the Association has previously adopted Policy 2018-1 providing a simplified approval process for fences that meet certain requirements; and

WHEREAS, the Board finds that it would be helpful to the Architectural Control Committee and to members seeking to construct a fence that does not meet the requirements of Policy 2018-1 to adopt general principles governing the construction of fences;

NOW, THEREFORE, the Board hereby adopts and promulgates the following policy, which shall apply to fences that do not meet the requirements of Policy 2019-1 and do not otherwise violate any provision of the Stagecoach Covenants:

[This policy purposely does not address all possible issues relating to fences. This policy is a work in progress. It is the intention of the Board to amend this policy in the future as experience dictates.]

A. Fences that do not meet the design requirements of 2018-1. Absent a compelling reason to the contrary, fences should be designed and constructed to maintain a sense of openness and to protect the unimpeded views of natural surroundings from other Lots and should be constructed of natural rather than manufactured materials to better blend with the surrounding environment. 1. Fences should have an open design that allows a view through the fence. However, since there is no restriction in the Stagecoach Covenants on the planting of vegetation, Lot Owners are free to plant trees or shrubs to block the view from the street or other houses.

2. Wood is the preferred material for constructing the posts and rails of a fence.

3. Fences should generally be narrow at the base and limited to four (4) feet in height to help prevent deer and elk injuries. If the purpose of the fence is to exclude wildlife, and the Lot Owner seeks to construct a fence higher than four feet, then the area enclosed should be limited to the minimum reasonably necessary for the purpose of the fence and the fence should, to the extent reasonably possible, be located on a portion of the Lot that is not visible from the street or other houses. Subject to further study and experience, the following areas and fence heights appear sufficient for the purposes listed below:

a. Dog Kennel.

i. Area: Not more than 200 square feet per animal, with the total area of the kennel limited by the size of the Lot and the Owner's ability to shield the kennel from view.

ii. Fence: Not more than 6 feet high.

b. Dog exercise area.

i. Area: Not more than 3,000 square feet or ½ the area of the Lot within the front, rear and side easements, whichever is less.

ii. Fence: Not more than 6 feet high with the top of the fence consisting of either a clearly visible rail, or

A Quarterly Newsletter

www.Stage-Coach.com

1st Quarter • 2020

[PROPOSED] SPOA Policy 2020-1 • Continued from Page 5

otherwise marked so as to be clear to wildlife.

- c. Vegetable/Flower Garden
 - i. Area: Not more than 900 square feet.

ii. Fence: Not more than 8 feet high with the top of the fence consisting of either a clearly visible rail, or other-

wise marked so as to be clear to wildlife.

N⁰

B. Fences on Lots without a residence. Fences on Lots without a residence are disfavored. However, a temporary fence on a Lot without a residence may be approved, for good cause, provided that the Owner of the Lot enters into a binding agreement with the Association specifying a mutually acceptable date in the future when the temporary fence will be removed by the Owner, at the Owner's sole expense.

[PROPOSED] SPOA Policy 2020-2 relating to the procedures of the Rules Committee

WHEREAS, Section IV.4 of the Stagecoach Property Owners Association Responsible Governance Policies provides that if an alleged violation of the Covenants is not cured by the Member, after notice, a meeting of the Rules Committee shall be scheduled and the Member shall be notified of their right to appear and be heard at that meeting; and

WHEREAS, Section IV.6 of the Governance Policies provides that at the hearing any relevant evidence may be admitted; and

WHEREAS, the implication of the said Sections IV. 4 and 5 is that no action may be taken by the Rules Committee until the time scheduled for the hearing has passed, even if the Committee is aware that the Member does not intend to appear at the meeting; and

WHEREAS, the Board wishes to establish a procedure for those situations where a Member waives their right to appear at a hearing;

NOW, THEREFORE, the Board hereby adopts and promulgates the following policy to supplement Section IV of the Governance Policies:

1. The letter sent to the Member pursuant to Section IV.4 of the Governance Policies shall also include a provision stating that:

a. The Member may waive their right to appear at the scheduled hearing, by submitting a written statement to that effect [including a statement sent by email or as a phone text] to the Association Managing Agent, or, if there

is no Managing Agent, to the President of the Association, by a date specified in the letter which shall be not less than two weeks after the date the letter is mailed.

b. In the event the Member waives their right to appear, they may submit to the Managing Agent or the President, as the case may be, any written or photographic evidence that they consider relevant. Such evidence shall be submitted at the same time the Member submits their waiver, provided that the Rules Committee may, for good cause, consider evidence submitted later.

2. If a Member waives their right to a hearing, the Rules Committee shall consider any evidence submitted by the Member before deciding the matter but may decide the matter at any time after receipt of the waiver and without convening a faceto- face meeting.

A Quarterly Newsletter

www.Stage-Coach.com

1st Quarter • 2020

[PROPOSED] SPOA Policy 2020-3 relating to the operation of motorized vehicles on SPOA common areas

WHEREAS, Article II Section a.(1) of the Stagecoach Covenants provides that the Association may, "... charge reasonable administration and other fees for the use of any recreational facilities situated upon the Common Area..."; and

WHEREAS, the aforesaid provision implies that the Board shall exercise control over the use of common areas for recreational purposes; and

WHEREAS, the preamble to the Covenants provides that the Association was established, in part, to preserve the values and amenities of the community; and

WHEREAS, the Board finds that the unregulated operation of motorized vehicles, including motorcycles, all-terrain vehicles and snowmobiles, upon the common areas fails to preserve the amenities of the community;

N⁰

NOW, THEREFORE, the Board hereby adopts and promulgates the following policy:

The operation of motorized vehicles, including motorcycles, all-terrain vehicles and snowmobiles upon the common areas, except such operation as shall have been approved by the Board, is prohibited.

[PROPOSED] SPOA Policy 2020-4 relating to the application of Covenant Article V, Section p. to the clearing of standing and fallen dead trees on Lots

WHEREAS, Article V, Section p. of the Stagecoach Covenants states that:

"In the event an owner of any Lot in the Properties shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors shall have the right through its agents and employees, to enter upon said parcel and repair, maintain, restore the Lot and the exterior of the building and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become a part of the assessment to which such Lot is subject."; and

WHEREAS, the pine beetle infestation during the years prior to 2015 has resulted in the death of many pine trees on Lots, particularly in the southern subdivisions; and

WHEREAS, many of the dead pine trees remain on the Lots; and

WHEREAS, the Board finds that the dead trees provide potential fuel for forest fires and are therefore a danger to the community;

NOW, THEREFORE, the Board hereby adopts and promulgates the following policy:

1. Upon final adoption of this Policy 2020-4, the Association will treat the existence of a substantial amount of dead pine trees upon a Lot as grounds to invoke the provisions of Article V, Section p. of the Covenants.

2. If Article V, Section p. is invoked with respect to a Lot, the managing agent shall send a letter to the owner of the Lot, informing them that the dead trees must be removed and offering the option of having the Lot owner pay for

Continue on Page 8

A Quarterly Newsletter

www.Stage-Coach.com

1st Quarter • 2020

[PROPOSED] SPOA Policy 2020-4 • Continued from Page 7

removal by a contractor hired by the Association.

3. If the Lot owner agrees to remove the trees, and enters into a written agreement with the Association to remove the trees by a mutually agreeable date, then the Association will take no further action unless the Lot owner breaches the agreement.

4. If the Lot owner exercises their option to have the dead trees removed by a contractor hired by the Association, and signs a written agreement to that effect, which agree-

ment shall state the cost to the Lot owner, then upon completion of the removal, the cost shall be billed to the owner and shall become, "a part of the assessment to which such Lot is subject;" pursuant to Article V, Section p.

N⁰

5. If the Lot owner either fails to respond or agrees to remove the dead trees and then breaches that agreement, the Association, at its option, may proceed to have the trees removed by a contractor hired by the Association and the cost of such removal shall become, "a part of the assessment to which such Lot is subject;" pursuant to Article V, Section p.

[PROPOSED] SPOA Policy 2020-5 relating to the application of Covenant Article V, Section p. to the storage of building materials and other items on a Lot

WHEREAS, Article V, Section k. of the Stagecoach Covenants states that:

"No trash, litter or junk shall be permitted to remain exposed upon the premises and visible from public roads or adjoining or nearby premises;" and

WHEREAS, Article V, Section p. of the Stagecoach Covenants states that:

"In the event an owner of any Lot in the Properties shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors shall have the right through its agents and employees, to enter upon said parcel and repair, maintain, restore the Lot and the exterior of the building and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become a part of the assessment to which such Lot is subject."; and

WHEREAS, the language of Article V, Section p. is purposely vague as to what constitutes a failure "to maintain;" and

WHEREAS, the Board finds it would be helpful to members to have some examples of what would constitute a failure "to main-

tain," as that phrase relates to the storage of items upon the Lot;

NOW, THEREFORE, the Board hereby adopts and promulgates the following policy:

[This policy purposely does not address all possible examples. This policy is a work in progress. It is the intention of the Board to amend this policy in the future as experience dictates.]

All of the examples provided below refer only to non-temporary storage of items outside of enclosed structures, such that the items are visible from a street or adjacent property:

1. The storage of multiple inoperable motor vehicles of any sort, including cars, trucks, snowmobiles, ATVs, mowers and skid steers upon a Lot constitutes a "failure to maintain."

2. The storage of building or fencing materials upon a Lot, other than as part of an active construction project, constitutes a "failure to maintain."

3. The storage of pickup truck accessories, such as camper tops, dog transport boxes, snowplow blades and pipe racks upon a Lot constitutes a "failure to maintain."

4. The storage of large construction or excavation tools upon a Lot constitutes a "failure to maintain."

A Quarterly Newsletter

www.Stage-Coach.com

1st Quarter • 2020

Soliciting opinions regarding minimum square footage

by Kate Rachwitz – Board Member

Smaller homes may provide a key to stimulating new construction, and lot value appreciation in the underdeveloped southern subdivisions of Stagecoach. This idea, combined with a growing culture of lower impact living, and prioritizing free time over more expensive homes, lead a few SPOA members to wonder if they could get smaller homes approved by SPOA. The primary intention is to address the high cost of building in areas that require new private roads and off grid electric systems, while embracing a growing trend toward smaller homes.1

N⁰

Some Members took the time to conduct an informal but extensive survey of about 100 Members in Sky Hitch IV and South Station I whose property is accessed by Shay Way. This area currently has almost no gravel roads with only dry season access to properties, and no water, sewer, electricity or communications infrastructure.

Members were asked if they would support reducing the minimum square foot building requirement from the current 1,000 square feet to 500 square feet. The results of this personal outreach were overwhelming, with a response rate of 74% and 92% of those responding were in support of the lower 500 square foot minimum size. This question will be asked in the upcoming formal survey.

Continue on Page 10



A Quarterly Newsletter

www.Stage-Coach.com

1st Quarter • 2020

Opinions • Continued from Page 9

Small homes aren't for everyone, and SPOA's survey does not suggest changing the maximum home size rules at all. And the survey does not suggest "tiny homes" be approved (typically defined as smaller than 400 sq. ft., and not on permanent foundations). Current county regulations would continue to apply to smaller homes including safe road access, wells, vaults or septic, and approved foundation and construction techniques. Traditional financing, insurance, and resale marketability would apply to all these smaller Stagecoach homes.

Changing the current covenant to allow smaller homes requires 2/3 of all of Stagecoach Members to agree to the change, but perhaps it's a change best suited to only the undeveloped areas that lack infrastructure. One thought is to only ask for smaller home sizes for lots that do not currently have community water, sewer or electricity available. Another approach is to include entire subdivisions even if some of the lots do have community infrastructure. Please let us know Lack of roads are the number one expense currently limiting development in south Stagecoach, followed by electricity, and then water and sewer costs. Money saved by building a smaller home can be re-directed toward road construction or a solar electric system. Owners facing ongoing winter plowing expenses may also prefer a seasonal use home, which is much easier to justify if they spend less money building the home. Also, preserving the natural beauty of Stagecoach is a stated goal in our planning documents, and the looming climate crisis is driving careful consideration of resource use, both for construction and ongoing energy consumption. Any new home constructed in the infrastructure-challenged parts of Stagecoach will make neighbors' homes cheaper to build, and the demonstrated ability to build a home will greatly increase the value of property in these areas.

N⁰

The SPOA Board appreciates your input on this issue either through the survey or by sending an email to the Manager to help us decide if a vote should be taken by the ownership.

For any input please contact the Association Manager at *bayer@steamboatassociations.com* or call 970.875.2810.

Stagecoach Property Owners Association Lodging Benefit

As a benefit of SAM management, SPOA members enjoy **special savings on vacation rentals** at our sister companies. Simply enter promo code **RGVIP20** at the time of booking, or mention it when you call (800)525-2622.







Use promo code RGVIP20 for an extra 10% OFF lodging at Steamboat Association Management sister companies

A Quarterly Newsletter

www.Stage-Coach.com

1st Quarter • 2020

Trails Information

The SPOA Board has embarked on the creation of a Stagecoach Trails Master Plan (STMP). Local land planning and landscape architecture firms Patten Associates and MGC Design have been engaged to lead the STMP efforts. The Plan will include master plans for both the north and south areas of Stagecoach and will recommend specific trail types in mapped locations. Some of the plan goals are:

- Increase connections between existing trails
- Identify new hiking and biking trails
- Explore a potential trail connection between the north and south areas along CR 16
- Identify trail construction priorities and potential funding sources

The planning process includes several opportunities for public input, including an open public meeting for residents and interested agencies sometime this Spring to discuss draft plans. More information will be provided to Stagecoach residents about the meeting when the time and place are finalized.

The initial draft concept plans (to the right is the initial "discussion draft" North Area Concept Plan and below are two of the potential trail sections) and trail types were presented and discussed at the November 16th SPOA Board meeting in which some residents participated. A Draft STMP will be prepared following the public meeting with provision for additional public comment. The final plan will then be produced based



N⁰

upon direction provided by the SPOA Board. One of the potential benefits of the plan is to work with Routt County toward adoption of the STMP into the Stagecoach Community Plan. This would allow trails to be considered as part of the review of proposed development plans, providing opportunities for private sector participation in the implementation of new trails.







Singletrack Trail Experience natural dittor moved gress trail

A Quarterly Newsletter

www.Stage-Coach.com

1st Quarter • 2020

Neighborhood Grant Program

Welcome to Stagecoach Property Owners Association Neighborhood Grant program. We believe that citizens are our most valuable resource and it is our goal to promote positive neighboring activities and neighborhood revitalization by providing financial assistance through neighborhood grants. Grants up to \$2,000 are available for eligible projects. Please read the application found at the back of this newsletter thoroughly first.

Eligible activities may include:

- Neighborhood clean-ups
- Block parties/potlucks
- Beautification projects
- Common area improvement projects

Ineligible activities include:

- Projects on private property
- Political campaigning
- Homeowner Association business expenses
- Alcohol purchase

Grants will be evaluated based on the following criteria:

- Fostering positive neighbor relationships
- Building a sense of pride in one's neighborhood and community
- Inclusive outreach to all residents in the neighborhood
- Number of neighbors participating and benefiting from event
- Matching donations and volunteer hours contributed to event
- Efficient allocation of Association resources

Grant Terms and Conditions

- Applications submitted after the event/activity will not be considered
- All grants must be utilized for projects benefiting the entire neighborhood.

• Grants must be submitted by neighborhood residents or HOAs.

N⁰

- Up to \$2,000 will be granted to a neighborhood in a calendar year. A neighborhood will be considered an area no smaller than 1,000 foot radius from grant recipient's address for this purpose.
- Signed permission is required if event is held on private property; see application.
- Receipts and an evaluation must be submitted to the Association within 2 weeks following program or event. If you fail to turn in these items, you may be ineligible to apply for future grants.
- Please note: Grant monies cannot be paid to an Association or Steamboat Association Management employee.

Send your completed application to:

Stagecoach Property Owners Association Neighborhood Grant Program

- Email: bayer@steamboatassociations.com
- Mail: 675 Snapdragon Way, Suite 100 Steamboat Springs, CO 80487

Award

Notification of awards will be by email unless requested otherwise. The notification will include a contract between the Association and the applicant. The contract must be received by the Association before the check can be mailed.

Thought should be put into planning in order to allow time for checks to be written and administered to neighborhoods. Checks may not arrive until 4 weeks after the Friday following the close date of the application period, meaning that the funds may be considered a reimbursement for the event rather than provision of funding prior to the event, depending on timing of your event.

Additional Information

Please call Bryan Ayer, the Association Manager, with questions or comments. He is happy to serve as a resource and to provide examples of previously funded events or projects. He can be reached at 970-875-2810 or *bayer@steamboatassociations.com*.

G A Quarterly Newsletter

www.Stage-Coach.com

1st Quarter • 2020

Spring 2020 Real Estate Update

By Kerry Eaton, Town & Country Properties, Oak Creek

2020 has started off as a challenging year for everyone, however we are resilient and will pull thru this together. Most of us are spending more time at home than we normally would so if you have been considering selling now is a great time to get those projects around the house completed.

Currently there are 12 single family homes on the market, priced starting at \$395,000 up to \$1,249,000. There have been 4 homes that have sold the first quarter of this year. They have ranged in price from \$375,000 to \$840,000.

Presently there are 2 Stagecoach Townhomes under contract and no active listings. There have been 2 sales this year. An Eagles Nest townhome closed at \$309,000 and a Stagecoach townhouse closed at \$225,000. Prices tend to vary due to overall condition of the building and interior finishes.

There are 2 Wagon Wheel units on the market, a 3-bedroom priced at \$239,000 and a 2-bedroom for \$178,900. There have not been any sales this year.

There is a variety of vacant lots for sale, prices starting at



N⁰

Information provided is from the Steamboat Springs MLS. It is deemed accurate but not guaranteed. Statistics are through 03/20/2020.

South Routt Kindergarten

If you have a child who will be starting Kindergarten at South Routt Elementary next fall and he/she is not enrolled in the SoRoCo Preschool please either call Lori Lombardi at the elementary school (638-4558) or email *llombardi@southrouttk12.org*. In order to start kindergarten children must be 5 years old before October 1, 2020. Thank you.





Rebecca Bailey 970-757-1111 rebecca@steamboatarea.com

Kerry Eaton 970-846-9591 kerry@steamboatarea.com



Ready to Buy, Sell, or Build?

We are a small, boutique office specializing in Stagecoach & South Routt. Kerry and Rebecca have lived in Stagecoach for a combined 45 years!

No One Knows The Territory Like We Do.

For the most up-to-date Stagecoach happenings, join our email list. Contact Us Today!

A Quarterly Newsletter

www.Stage-Coach.com

1st Quarter • 2020

Friends of Stagecoach State Park

Kind Greetings neighbors and friends!

We hope you are all staying safe and healthy during this difficult time. A friendly reminder that the Spring and Summer season at **Stagecoach State Park** is still just around the corner

and the trails are and will be open... fishing, hiking, biking, boating, etc. are great activities to do and provide adequate "social distancing". We haven't heard of any changes to summer activities as of yet and the park staff is still in the process of planning their educational programming for this summer, with activities



every Friday evening, Saturday morning and evening, Sunday mornings, and Holiday Monday mornings. These programs are advertised as Facebook events throughout the summer and open to the public, not just campers. Please visit the Stagecoach State Park Facebook page or call the park office for details and updates on all special events and programs.

A little about Friends of Stagecoach Park

N⁰

Beginning in the fall of 2010, a group of year-round Stagecoach and Oak Creek residents came together to create Friends Stagecoach State Park. Friends is a nonprofit group formed to help enhance the Park's recreational resources, support educational and interpretive activities, sponsor park improvement projects, and to connect people to the outdoors.

Projects

Over the last few years, the Friends group has been working closely with Park staff to identify potential projects to benefit the park and its users.

Ongoing and potential projects include the following:

- Expanding the Summer and Winter event schedule
- Expanding the groomed cross country ski trail system
- Maintaining and growing the parks fleet of loaner fat tire bikes, fishing equipment and snowshoes
- Adding additional public safety equipment to the park inventory
- Providing funding and support for the parks Junior Ranger Program

For more information regarding Friends, to join the group, or offer your support in any way, please reach out to Callie Pratt at *callie_pratt@yahoo.com*. Thanks for your support!

Sincerely, Friends of Stagecoach State Park



A Quarterly Newsletter

www.Stage-Coach.com

1st Quarter • 2020

Current Board of Directors

Stagecoach's Governing Body

President

Kayleen Cohen (Term-ends July 2021) 23610 Sagebrush Circle, Oak Creek, CO 80467 kayleen@mtndogmedia.com

Vice-President

Rob Walker (*Term-ends July 2021*) 22636 Commanche Road, Oak Creek, CO 80467 walker.rob.1973@gmail.com

Secretary

Kate Rachwitz (Term-ends July 2021) katerachwitz@gmail.com

Treasurer

Matt Kaufmann (Term-ends July 2020) 2075 Walton Creek Road Steamboat Springs, CO 80487 mattkaufmann@mybrokers.com

John DiNicholas (Term-ends July 2022) 33225 Ramuda Trail, Oak Creek, CO 80467 johndinicholas@hotmail.com

Tom Watts, Current ACC Chairman (*Term-ends July 2020*) 31675 Shoshone Way Steamboat Springs, CO 80467 *ttwatts@comcast.net*

Amber Stewart (Term-ends July 2022) 30 S 31st Street Boulder CO 80305 amberlaurel2000@gmail.com

OPEN POSITION (Term-ends July 2020)

OPEN POSITION (Term-ends July 2022)



N⁰

The following information can be found on the association's website:

www.Stage-Coach.com

Financial Statements

Meeting Minutes

Governing Documents

Committee Charters

Community/Common Area Documents

Additional Community Information

For other questions please contact: **Stagecoach Property Owners Association** *Managed by Steamboat Association Management* 675 Snapdragon Way Suite 100 Steamboat Springs, CO 80487 **Association Manager – Bryan Ayer bayer@steamboatassociations.com** (970) 875-2810

STAGECOACH PROPERTY OWNERS ASSOCIATION

Meeting of the Board of Directors Resort Group Conference Room Steamboat Springs, Colorado November 16, 2019

Board Members Present: Rob Walker, Kayleen Cohen, John DiNicholas, Amber Stewart, and Matt Kaufmann

Board Members Present via Teleconference: Tom Watts, Kate Rachwitz

Management Present: Bryan Ayer, Association Manager

Owners and Guests Present: Todd Stewart – South Station 1, Lots 7-12 Tony Stich – Horseback Corky Fischer – Lot 27 Black Horse 1 Bryant Scrafford – Blackhorse II Gayle & Martin Gaeth– Lot 4 Morningside Doug and Karen Campbell – Lots 72 & 73, Lot 60, Sky Hitch and Meadow Green Frank Murphy – Lot 48, Eagles Watch

The meeting was called to order at 9:02 am.

With 7 Board Members attending, a quorum was present.

Approval of Board Meeting Minutes and Ratifications:

Approval of minutes from the August 17, 2019 Board Meeting **Motion:** Rob Walker moved to approve the minutes as written. Kate Rachwitz seconded. There was no more discussion. The motion passed without dissent.

Approval of minutes from the October 14, 2019 Work Session

Motion: John DiNicholas moved to approve the minutes as written. Rob Walker seconded. After discussion, the motion carried. Tom Watts was opposed. The minutes are approved for posting to the ownership.

Motion: Kate Rachwitz moved to appoint Amber Stewart to the 9th Board position with a term of three years, terminating in 2022. John DiNicholas seconded. There was no more discussion, the motion passed without dissent.

Stagecoach Property Owners' Association

1

November 16, 2019

Member Comments:

<u>RFP Update</u>: Corky Fischer asked for an update on the RFP for management of SPOA. Kayleen explained the process and noted the RFP process has been finalized and the board is in discussions with Steamboat Association Management. Mr. Fischer noted it doesn't appear the RFP was sent to other entities and he is disappointed that there was no discussion about the three companies he was knew were interested. The board noted that, due to the timing, it is impossible to adjust now.

Two Trailer Request: There was a request to modify the covenant to allow two trailers, as opposed to the one trailer requirement. At this time the Board has decided not to move forward with putting it to the ownership and/or changing Covenants due to the potential cost and they feel that their decision was made on a compromise. Tom Watts, who was on the Board then and now stated that they chose to go to one trailer because of a compromise. The results of the survey were that 15 people supported not changing the Covenant at all and 41 did. Of those 41, 11 chose 1 trailer and 11 chose 2 trailers, many left that option blank. Of the nine people on the Board it was about split with some of the board against changing it all and some in support of changing it to 1, however none of the Board was in favor of allowing 2 trailers. Thus, a compromise to even proceed forward with the change. It was also mentioned at two of the annual meetings. As a result, they have chosen to take no action at this time.

Peter Patten Presentation

Peter presented an update for the Master Trail Plan, stating that he couldn't have made this much progress so quickly without help from Bryan Ayer, Association Manager.

Goals of the Board:

- Great deal of open space to use.
- Use of road/trails now; nice to have options and more actual trails that are safer and pleasant to explore.
- See trail system as good for the community but feels that there are more important projects.
- Cross country/mountain bike/hike what restrictions?
- Positive aspect of giving something to the community good use of resources.
- Would like to see more winter trail experiences as well.
- Proposed parking lots.
- Dog friendly trails important.
- Connect trails in southern subdivisions to the lake.
- Possible Nordic race in the future.

Peter recommended the following:

- Bring to County and make part of the Stagecoach Community Plan, so that any future development takes the plan into consideration.
- Discussed existing trails, potential trails, and trail destinations.
- Goal of creating a trail connecting North/South.

Stagecoach Property Owners' Association

2

November 16, 2019



- Firming project/Morrison Creek how are they getting water to the reservoir; there will have to be upgrades to roads from the county.
- IDEA: Plan some sort of horse trail system, due to change in covenants, with connection to forest roads, Silver creek (Sarvis Creek); better to not mix horses with other uses.
- Schedule public meeting (auxiliary meeting).
- Public/private use: grant money vs. SPOA money.

Management 2020 Contract Discussion

Bryan Ayer presented a new three-year Steamboat Association Management (SAM) contract as well as another one-year extension to the 2018 contract. Tom Watts sent a new red-lined version with many proposed edits for SAM to consider.

Motion: Kate Rachwitz made a motion to approve a one-year contract renewal with a 3% increase, as presented, and to pursue sending out an RFP to other agencies. Tom Watts seconded the motion and with no further discussion, the motion carried with one member opposed.

ACTION: John DiNicholas volunteered to do the packing, shipping, and mailing of the RFP. Tom suggested that Kayleen be responsible for a timeline breakdown and approach board members to commit to each step individually, noting what is specifically being required of each member. Kayleen will prepare a timeline and actionable items with a goal to finish within the first quarter.

<u>General Business Summary</u>: Community Manager Bryan Ayer provided an update on Association business matters.

Kayleen reported that break-ins and package theft has occurred in the Red Hawk Village area. This information will be published in the newsletter.

Motion: Tom Watts made a motion to approve up to \$3,500 of project/reserve funds for the purchase and installation of a 4 door CBU mailbox at Maricopa for packages. Matt Kaufmann seconded the motion. With no further discussion, the motion carried unanimously.

Motion: Tom Watts made a motion to repair and repaint the Coyote Run sign with fir posts for \$2,700. There was no second and the motion failed. Management will continue to seek bids to repair the sign with metal posts and report to the board.

Motion: Kate Rachwitz made a motion to approve renewal of the Nordic trail maintenance contract Matt Kaufmann seconded. With no further discussion, the motion carried unanimously.

There was discussion regarding spending \$250 for a vinyl banner signage on the trail and working on the verbiage for the burn pile and cross-country trail. Others favor metal signage which lasts longer. Bryan will investigate mounting metal signs on the existing signs that can be replaced with a summer sign.

Motion: Kate Rachwitz make a motion to authorize up to \$500 for a 3x3 metal sign and sign-in box for the trail which was seconded; the motion carried unanimously.

ACC Activities Discussion

The Manager reported that more people prefer to go through the formal vs informal review process and more new home construction has been requested this year with some new homes being built farther out into the south on Colt trail.

Covenant/Rules Enforcement Activities

There are a couple of non-concluded rules issues, including two unapproved fences and a greenhouse. The Rules committee is made up of Board members that are serving in their final year of their term. There are two lot owners that are storing vehicles on their unimproved lots and there is also an ongoing case that is close to going to court. The manager mentioned that it is important for the Rules Committee and/or the Board to be verifying the violations as well and helping to direct the manager how to proceed. Violations should be seen as an observation of non-compliance, not a complaint and the Board also needs to take part in this process.

The Rules Committee will schedule a meeting after December 3rd to review and schedule hearings. John DiNicholas stated that there are a couple of treehouses have passed the one-year statute of limitations but believes through notification that perhaps they would come into compliance. He will email pictures to the Rules Committee.

Current Accounts Receivable:

- November 14, 2019 = 287 lots \$40,623
- November 14, 2018 = 343 lots \$37,396
- August 14, 2019 = 340 lots \$51,346
- August 14, 2018 = 369 lots \$44,807

Taken out of Agenda Order per owner request:

Routt County – Restricted Road Funds

- Tony Stich reported that approximately \$15,000 was spent on a necessary road for a house to be built.
- Mr. Stich asked the board for funds to install an electric line. The board denied the request. Mr. Stich filed suit and was excused.
- Mr. Stich expressed his desire for those funds not to be used until the ownership decided what to do with the funds.

Stagecoach Property Owners' Association

November 16, 2019

Treasurer's Report:

The Association's financial reports through September 30, 2019 were presented.

Total Cash at the end of September was \$658,948. There was \$29,830 in Checking, \$226,832 in a Money Market Account and \$200,914 in CDARS accounts. The Money Market account has a high balance due to a CDARS account maturing. There is also \$150,648 in restricted road funds held for Horseback, Morningside and South Shore.

Accounts payable at the end of September was \$2,225.

Operating income totaled \$87,045. This amount reflects net operating assessments of \$80,105 and \$6,940 in other income which is late fees, newsletter income and ACC Fees for house applications.

Operating expenses totaled \$81,745 and includes management fees, meeting and member communication costs and common areas maintenance costs for the Nordic trail. As of September 30, 2019, the **net operating fund surplus** was \$5,300.

Project/Reserve Fund income was \$126,144 and reflects \$4,369 in interest. Net project/reserve spending was \$96,412. This includes \$50,263 in road maintenance project which includes \$24,000 in reimbursements to owners that performed work in the ROW. There was also \$12,900 in Wildfire Mitigation, \$3,228 in Community Development for trees planted at Morrison Creek, \$4,241 in Common Area Trail Systems, \$2,906 in Covenant enforcement issues, \$16,830 in Legal for the Covenant changes, \$3,768 in Community Infrastructure for items such as new cluster boxes and \$2,276 in Parks for an upgrade to the tap at the Coyote Run playground and staining of the picnic shelter.

Restricted Fund income for this period was \$\$1,448 which was the interest earned on funds held.

<u>Accounts Receivable – Collections</u>: The Board discussed the current aging report. At the August 17, 2019 meeting, there was a motion to send final collection demand letters with notice of 30 days to pay to 11 owners severely in arrears. The Manager presented the results of that mailing, with 5 individuals still in arrears.

2019 Foreclosure Actions:

Motion: John DiNicholas made a motion to foreclose the Association's assessment lien against the property of Dynamic Group Enterprise LLC, owner of Lots 38 and 39 in Overland, INA Group LLC., owner of Lot 91 in Morningside and Jamie Jackson and Ryan Young, owners of 23025 Schussmark Trail Lot D BLK 14 in Project 1&2 THS Second Replat at Stagecoach and, therefore to direct the Law Office of Sarah D. Claassen P.C. to commence suite against the above named, seeking judgement and a decree of foreclosure; to authorize Claassen to submit the decree of foreclosure, when and if received, with the Routt County Sherriff's Office to proceed to

Stagecoach Property Owners' Association



foreclosure sale. Amber Stewart seconded the motion. There was no more discussion and the motion passed without dissent.

Update on Billing Procedure

A new mailing procedure was discussed regarding billing of the Annual Assessment. The process will go through the Mutual of Omaha Bank with a dropbox type of system. This system is being implemented for many of the Associations that SAM manages. It was noted multiple lots owners will receive multiple mailings. This will allow for faster deposit time, save the manager and accounting lots of time and should end up being cheaper in cost. The money from assessments can be transferred to which ever bank the Board decides to use. Amber recommended investigating how the amount of outgoing mail can be reduced.

Old Business:

<u>Bank Change Decision</u> – The board prefers to keep funds at a local level and discussed how the transfer of funds will work with a transfer from Drop Box to Yampa Valley Bank. As there is no bank change, no motion was made.

The Board discussed the current amount of funds in the Money Market Account.

Motion: Tom Watts made a motion to move \$100,000 from the Money Market account to a 26-week CDARs account with Yampa Valley Bank Kayleen seconded and the motion carried without dissent.

<u>Covenant Amendments Update</u> – Bryan Ayer reported that Altitude Law has taken the amendments and is in the process of having the amendments combined with the original covenants. He also has been adamant about the upcoming trailer rule and most people are down to one trailer. The first letter of non-compliance will go out after November 30th and gives 30 days to correct the situation before fines may be implemented. There has not been any addition of horses or chickens to date.

Wildfire Mitigation Update

NRSG had used \$12,500 of the previously approved funds with \$2,000 remaining. The remaining funds were used to separate the community pile and the piles near the Westbrooks property that were part of the first phase of the mitigation process. The Manager presented a bid for an additional \$6,800 plus \$35 for a new burn permit.

Motion: Kate Rachwitz made a motion to approve \$6,835 to burn these remaining piles. It was seconded by Matt Kaufmann. With no further discussion, the motion carried without dissent.

The progress of the mitigation letters sent out to Sky Hitch III was discussed. The letters discussed three options for owners; 1) to clear their lots of dead trees themselves, 2) hire a contractor themselves, or 3) to allow for SPOA to mitigate the property at an estimated cost that would be billed back to their

Stagecoach Property Owners' Association

November 16, 2019



account. The process is in the first phases and many of those that responded answered number three. It is hoped that in gathering enough lots for a contractor to be able to process the timber, that a better price can be found or a grant can be applied for. The Manager will continue to reach out to those owners that have not responded. For the next step in the process next year, Filly Trail East was discussed as it appears to be the most dangerous due to concerns with homes and then Overland the next area of concern.

ACC Proposed Guidelines 2019-1 and 2019-2

Motion: Kate Rachwitz made a motion to adopt Guidelines 2019-1 and 2019-2. There was no second. After discussion, Amber Stewart made a motion to adopt Guidelines 2019-1 and 2019-2 with a change to the ancillary building item on preferred materials to "favored" instead of "unfavored." Kate Rachwitz seconded, and with no further discussion, the motion carried. Tom Watts and John DiNicholas were opposed.

Trail System Project Discussion

The board discussed the Master Trail Plan, noting there is much more to Phase II to be completed and details that need to be clarified so the plan can be handed over to a contractor to bid on a project. Particular trail use was again discussed.

Motion: There was a motion to pay the invoice presented by Peter Patton which was seconded, and with no further discussion, the motion carried unanimously.

Road Maintenance

There was input from the ownership from to support a regular maintenance schedule on the roads in the South. The Manager stated that in speaking with the contractor that has been doing the majority of work, he was in agreement as well. The manager suggested that The Road Committee develop a formal grading and maintenance schedule as well as look at the clearing of the many overgrown cul-de-sacs.

New Business:

2020 Budget Discussion and Approval

The proposed 2020 operating budget for SPOA was presented for discussion and approval.

Motion: John DiNicholas made a motion to survey the members interest dissolving the non-profit corporation named Stagecoach Property Owners Association per Article XI of the Articles of Incorporation. There was no second.

Motion: John DiNicholas made a motion to allocate \$1,500 for a legal opinion for the possibility of dissolving the Stagecoach Property Owners Association (SPOA), following with a survey of the membership. Amber Stewart seconded. After discussion, the motion failed 4-3. Tom Watts, Matt Kauffman, Amber Stewart and Kayleen Cohen were opposed.

Stagecoach Property Owners' Association

7



Motion: There was a motion by Rob Walker to approve the 2020 operating budget as presented which was seconded. With no further discussion, the motion carried. John DiNicholas was opposed.

Motion: Kate Rachwitz made a motion to approve the proposed project/reserve forecast as presented. The motion was seconded by Tom Watts. With no further discussion, the motion carried John DiNicholas was opposed.

Motion: There was a motion by Kate Rachwitz to approve the 2020 annual assessment of \$125 per lot which was seconded. With no further discussion, the motion carried. Kayleen Cohen and John DiNicholas were opposed.

<u>County Updates Restricted Road Funds</u> – Discussed earlier in the meeting.

Fourth Quarter Newsletter Articles

- Trails update with Peter Patton
- Publicize and list of board actions and accomplishments
- Wildfire mitigation
 - o Reimbursement amounts for roads, mitigation, trees, trails

Executive Session

The board moved into Executive Session at 2:55 pm and returned to open session at 3:11 pm. No motions were made in Executive Session.

The Board meeting was adjourned at 3:12 p.m.



Neighborhood Grant Program

Stagecoach Property Owners Association

Neighborhood Grant Program c/o Steamboat Association Management 675 Snapdragon Way Suite 100 Steamboat Springs, CO 970.875.2810 bayer@steamboatassociations.com

Welcome to Stagecoach Property Owners Association Neighborhood Grant program. We believe that citizens are our most valuable resource and it is our goal to promote positive neighboring activities and neighborhood revitalization by providing financial assistance through neighborhood grants. Grants up to \$2,000 are available for eligible projects. Please read application thoroughly first.

Eligible activities may include:

- Neighborhood clean-ups
- Block parties/potlucks
- Beautification projects
- Common area improvement projects

Ineligible activities include:

- Projects on private property
- Political campaigning
- Homeowner Association business expenses
- Alcohol purchase

Grants will be evaluated based on the following criteria:

- Fostering positive neighbor relationships
- Building a sense of pride in one's neighborhood and community
- Inclusive outreach to all residents in the neighborhood
- Number of neighbors participating and benefiting from event
- Matching donations and volunteer hours contributed to event
- Efficient allocation of Association resources

Grant Terms and Conditions

- Applications submitted after the event/activity will not be considered
- All grants must be utilized for projects benefiting the entire neighborhood.
- Grants must be submitted by neighborhood residents or HOAs.
- Up to \$2,000 will be granted to a neighborhood in a calendar year. A neighborhood will be considered an area no smaller than 1,000 foot radius from grant recipient's address for this purpose.
- Signed permission is required if event is held on private property; see application.
- Receipts and an evaluation must be submitted to the Association within 2 weeks following program or event. If you fail to turn in these items, you may be ineligible to apply for future grants.
- Please note: Grant monies cannot be paid to an Association or Steamboat Association Management employee.

Submission

Send your completed application to:

Stage coach Property Owners Association – Neighborhood Grant Program Email: bayer@steamboatassociations.com

mail: 675 Snapdragon Way, Suite 100 Steamboat Springs, CO 80487

Award

Notification of awards will be by email unless requested otherwise. The notification will include a contract between the Association and the applicant. The contract must be received by the Association before the check can be mailed.

Thought should be put into planning in order to allow time for checks to be written and administered to neighborhoods. Checks may not arrive until 4 weeks after the Friday following the close date of the application period, meaning that the funds may be considered a reimbursement for the event rather than provision of funding prior to the event, depending on timing of your event.

Additional Information

Please call Bryan Ayer, the Association Manager, with questions or comments. He is happy to serve as a resource and to provide examples of previously funded events or projects. He can be reached at 970-875-2810 or bayer@steamboatassociations.com.

Stagecoach Property Owners Association - Neighborhood Grant Application

Please fill out this application as completely as possible knowing it is subject to approval.

Applicant Name	Day Pho	one
Applicant Street Address	Zip	
Applicant Email Address		
Type of Event	Date of	Event
Amount Applying for \$	(Total Requested	l for Grant)
Number of Households who will benefit from	program/event	
Number of people you expect to attend		
Neighborhood Information		
The Association requires three neighborhood	l contacts to help ensure the	e success of the project or event.
Neighborhood/Homeowners Association Nan	ne	
Number of Households in Neighborhood/HO		
Three neighborhood contacts involved in this	application and correspond	ling event/project:
Name	_ Day Phone	
Address	_Zip	_Email
Name	_Day Phone	
Address	_Zip	_Email
Name	_Day Phone	
Address	_Zip	_Email

Project/Event Description

1. Please describe the project/event.

2. How does this project/event benefit your neighborhood? What neighborhood needs/issues are being addressed?

3. How will the event be publicized? Please describe in detail.

(You can copy flyers for free at the offices of the Association's management company. Callour Association Manager Bryan Ayer at 970-875-2810 for details)

4. Is there any on-going maintenance required for this project/event? _____ No _____ Yes. If yes please describe the plan for assuring success in sustainability.

4 Stagecoach Property Owners Association | Neighborhood Grant Program

5. How is the neighborhood contributing to this project/event?						
		····				
6. Will the project/event be held on private property?	NoYes.					
If yes, Please have the property owner sign below indicat	ting you have her/his permission to hold the	е				
project/event on the property.						
Property Owner Signature	Date					
Street Address	Zip					

Event/Project Budget

Please complete this budget sheet. Include a detailed description and cost of each item. If the cost is recouped in a donation, please make that indication and name the donor. Be sure to include all neighbor contributions as well. Please note that the Association will not fund alcohol.

If you are receiving in-kind or actual monetary donations please indicate which items will be donated.

Item Description	Cost of items to be purchased (Do not include donated items in this column)	If it is a donation or in-kind contribution, please write who is donating here and the value to the right	Donation Value (if known or estimate)
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
TOTALS	\$		\$

TOTAL GRANT AMOUNT REQUESTED \$_____

Volunteer Hours

_____Number of Volunteers

_____Average number of hours each volunteer contributes

_____TOTAL VOLUNTEER HOURS