

Stagecoach Express

Stagecoach Property Owners Association

A Quarterly Newsletter | www.Stage-Coach.com | No 2015 • Issue 3 • Autumn

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President's Message

By John Troka

First I want to thank all of the members who joined us for the annual meeting on July 25th at SOROCO High School. As a board member, the annual meeting is always a great chance to connect with our neighbors and property owners. I appreciate all of the feedback and the open and honest discussion about the difficult issues our community continues to deal with. It is also always exciting to meet new members who, despite the challenges, have chosen to join our community. We hope you will share your enthusiasm and energy and participate with the Association and the Board of Directors in working for the betterment of Stagecoach.

I want to thank all of those members who agreed to seek election to our Board of Directors at the annual meeting. Our members had one of the largest slates of candidates in recent times from which to choose. Please join me in congratulating and welcoming Brad Church, Barbara Houston, Zed Ogle, and Larry Wilson to the Board of Directors. I look forward to working closely with all of our new and returning Board members during the coming year.

Also please join me in thanking Tonja Elkins, Mike Koponen and Ben Mahrle for their service on the Board of Directors. They each made the choice to commit their personal time,

energy and resolve to help move our community forward. We greatly appreciate their many years of service!

Immediately following the annual meeting, the new Board of Directors met to elect its officers for the coming year. I am honored to have been re-elected to serve as your President and am excited to be joined by Tom Rashid who will serve as Vice President, Brad Church who will serve as Treasurer and Barbara Houston who will serve as Secretary. Again, join me congratulating these members on their election as officers of your Association.

With the onset of the fall and winter months, things begin to slow down a bit and the Association's Board of Directors has some time to reflect on the past year and begin the process of preparing for next year. Whether it is finalizing budgets or identifying projects to undertake when the spring thaw comes, this is an important planning time for the Association.

Outlined below is a list of just some of the items/initiatives the Board is focusing on in the coming months as we prepare and finalize our budget for 2016:

- Partnering with Routt County to complete the Stagecoach Community Plan and simplifying the current lot consolidation processes to better incentivize owners to pursue consolidation.
- Partnering with South Routt School District, the Town of Oak Creek and other South Routt County agencies and groups to explore options for the development of

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a community facility on the school district's property located at the corner of CR16 and CR212. (See the article by Darci Mohr, Superintendent of South Routt County School District on page 4.)

- Investigating opportunities for trail development and construction. Currently the Board is looking at opportunities to develop trails in and around the common areas in Meadowgreen and Eagles Watch. As with all common areas, these trails would be open and available for all members of the Association to enjoy.
- Investigating the cost/benefits of acquiring a large, multi-purpose tractor and implements for use in road maintenance and primitive road construction, mowing, wildfire mitigation, and snow removal.
- Prioritizing road maintenance, repair, and construction projects for coming year with a focus on balancing the needs of the community with available financial resources.

As always, the need for volunteers to assist the Association and the community remains high. We continue to look for individual(s) interested in helping ensure we continue to publish a timely and relevant newsletter. In addition, we are looking for individuals interested in organizing community wide events designed to bring together our neighbors and celebrate our community. If you are interested in either of these opportunities or believe you can assist in other ways, please contact our community manager Bryan Ayer or myself. We look forward to working with all those wanting to contribute to the Association.

Albeit at times it can be difficult to see, I do believe there are signs of renewed energy and excitement at Stagecoach. While there continue to be significant challenges for our community, your Board is committed to challenging the status quo to bring about change which will benefit all members of our Association. We may make a few mistakes along the way but as legendary basketball coach John Wooden stated "Failure isn't fatal, but failure to change might be".

Covenant Amendment

Recently all Stagecoach property owners received a letter from the legal offices of HindmanSanchez P.C. That letter contains a notification from the District Court in Routt County regarding a proposed amendment to the Stagecoach Property Owners' Association's Declarations. As you may recall, in 2013 the Board of Directors undertook an effort to amend the Association's Declaration to provide for an alternative special assessment mechanism for smaller groups of property owners wanting to construct or repair infrastructure which serves their properties. Currently the covenants only allow for a special assessment to be applied equally to all property owners whether or not a particular project impacts their property. The proposed amendment is outlined at the end of the article.

This effort culminated in a member vote which ended in March of 2014. While votes were cast by 660 owners representing 1,023 (46%) of the individual lots/units of Stagecoach, the Association fell short of the 1,497(67%) votes required to pass the amendments outright, without having to petition the court. Of the votes cast, approximately 76% voted in favor of the proposed amendment. Upon reviewing the results, the Board felt this was more than sufficient support and voted to proceed to the next phase of the amendment process as provided for in Colorado State Law.

This provision of State Law permits the Association to petition the District Court in Routt County to review and approve the amendments. As part of this process, the court requires the Association, through the Association's attorney, to send notification of the proceedings to every owner, ergo the recent notification from HindmanSanchez P.C. That notification contains the day of the hearing, a copy of the petition filed with the court (without the exhibits) and a statement that you as an owner may attend the hearing.

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The Board of Directors continues to support the amendment and, therefore, the recent petition to the District Court. If you do not object to the petition or the amendment, you need not do anything further. If you do object to the petition, you may seek relief as outlined in the Routt County Court documents contained in the recent mailing from HindmanSanchez P.C.

PROPOSED COVENANT AMENDMENTS [January 12, 2013]

FIRST AMENDMENT: Article IV, 1., Section "d." of the Stagecoach Declaration of Covenants, Conditions and Restrictions shall be amended in its entirety to read as follows:

"Section d. Special Assessments for Capital Improvement Construction, Reconstruction and Repair.

1. In addition to the annual assessments authorized above, the Association may levy special assessments for the construction, reconstruction and repair of capital improvements, provided however, that such special assessment may only be levied upon the terms described in this Section d.

2. The process for levying a special assessment shall be initiated by the directors of the Association at a regularly scheduled and noticed directors' meeting by adopting a resolution (referred to hereafter as the "Resolution") stating the following:

i. A reasonably detailed description of the capital improvement or improvements that would be constructed or reconstructed or repaired using the special assessment funds; and

ii. A list of the Lots (by subdivision and lot number within the subdivision) that will benefit from the construction or reconstruction or repair, and will thus be assessed to pay for the construction or reconstruction or repair, and

iii. The amount, duration and terms of the proposed special assessment; and

iv. A reasonably detailed description of how the

directors determined the amount of the proposed assessment; and

v. That Lot Owners who fail to vote or who vote to reject the proposed special assessment will be required to pay their share of the special assessment. if the special assessment is approved; and

vi. That Lot Owners who fail to pay the special assessment will be subject to the actions stated in Article IV, sections 1.a, 1.h, 1.i, and 1.j; and

vii. That the resolution shall become effective upon approval by Lot Owners owning 67%, or more, of the Lots listed in the Resolution.

3. Upon approval of the Resolution by the directors, the Secretary of the Association shall cause the text of the Resolution to be mailed, or delivered by such other method of transmission as the Secretary shall determine, to each of the owners of the Lots listed in the Resolution, together with a ballot which shall have a space for the Lot Owners' signatures, and the date of the signatures, and a space for the Lot Owners to vote for or against the special assessment described in the Resolution. The mailing and transmission shall also include a statement, approved by a majority of the directors voting in favor of the Resolution, stating the reasons why the proposed special assessment should be approved by the Lot Owners. The mailing and transmission shall also include, at the request of any director of the Association, a statement approved by a majority of the directors voting against the Resolution, stating the reasons why the proposed special assessment should not be approved by the Lot Owners. The mailing or transmission of the Resolution and ballot shall start the period for voting (the "Voting Period") on the proposed special assessment. The Voting Period shall end on the date which is 180 days after the start of the Voting Period.

4. If the Association receives, during the Voting Period, ballots signed by the owners of 67% or more of the Lots listed in the Resolution, approving the special assessment, the directors shall proceed to levy the special assessment

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against an of the Lots listed in the Resolution. If the Association receives, during the Voting Period, ballots signed by the owners of more than 33% of the Lots listed in the Resolution, rejecting the special assessment, the special assessment shall not be levied. If the Association does not receive, during the Voting Period, ballots signed by a sufficient number of Lot Owners to either approve or reject the special assessment, the special assessment shall not be levied."

SECOND AMENDMENT: Article IV, 1., Section "e" shall be amended to delete all references to "Section d."

THIRD AMENDMENT: Article IV, 1., Section "f" shall be amended to delete all references to "special assessments."

Enjoy the beautiful fall colors and be safe!!

WE ARE SOUTH ROUTT! A Look at the South Routt County School District

By Darci Mohr

Routt County overall youth population is growing at a fast pace. Department of Local Affairs (DOLA) projects Routt County's 0-5 year old population will grow 70% from 2015-2030 compared to the total state projected growth of 29.4%. According to a recent report in South Routt done by Yampa Valley Data Partners, Routt County's 42% projected growth over next 15 years is double the % from previous 15 years. Routt County 65+ population is projected to grow 102% from 2010-2020.

South Routt School District has been in a declining enrollment situation, losing many of its students to Steamboat schools. In addition, our enrollment has declined to 334 for the 2015-16 school year (see next page). At \$9,500 per student, we cannot

continue to lose large numbers of students and their families, and remain a strong school district and community.

To address this declining enrollment issue, we have developed a Strategic Plan that includes a 3-pronged approach for student success, i.e., achieving academic excellence, attracting and retaining quality staff, and forming community partnerships. As part of that plan, we've brought in new building leadership, provided more resources for teachers through adding instructional coaches, special needs staff, and an MTSS coordinator to build professional learning communities.

We are also expanding our "college and career ready" certification programs for our students whether they are college bound or want to go straight into the workforce. For example, as of January 2015, we offer a Clinical Nurse Assistant (CNA) Certification Program for our high school students. This fall, we started offering an Agriculture Certification Program. (NOTE: The South Routt Ag program is one of the top in the state!) As we continue to expand our educational offerings and certification programs, we'd like to add parks and rec/natural resources certification programs, as well as expeditionary learning, at Stagecoach Reservoir.

Our focus on Community Partnerships as the third prong in our strategic plan, started a series of conversations with the Town of Oak Creek, the Library District, Routt County, and SPOA regarding a community effort to collaboratively build an "educational center" on the 9-acres of land the School District has in Stagecoach.

THE VISION

The vision is to build a multi-purpose building in Stagecoach on the district's land to include:

- a preschool for the school district for ages 0-5
- before and after school programming and enrichment activities outdoors
- classrooms for outdoor expeditionary learning and expanded certification programs
- a regional library (Bud Werner type on a smaller scale)

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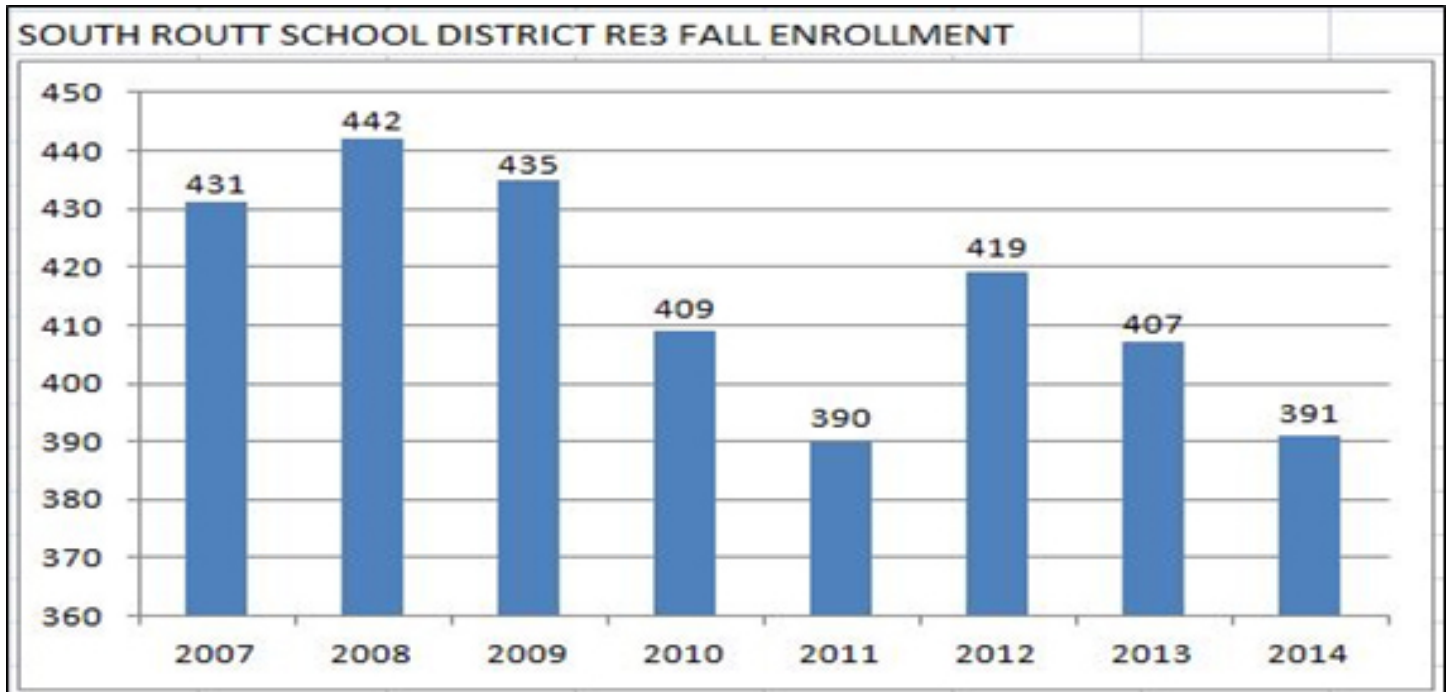
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- a community center for Stagecoach residents, with conference and meeting rooms
- a medical/dental office branch of South Routt Medical Center to offer the much needed dental/medical care for medicaid patients,
- a transportation hub for Routt County to address the tremendous need for transportation to and from South Routt and Steamboat Springs,
- recreational fields for the area Recreation District, and
- a small deli/coffee shop

Bottom line, our school district is the hub of our South Routt community. The projected population growth could bring great opportunities here rather than Steamboat. Hence, with collaboration and planning, together, we could offer a very viable and affordable solution for the new families coming in to Routt County over the next 15 years.

Our current Board of Education unanimously agrees that anything we can do to jumpstart and lead a collaborative venture that benefits the entire South Routt Community is worth fighting for. None of the entities mentioned herein can take on this magnitude of a project alone. To be ready and competitive, we need to be united for a common vision that is beneficial to all.

The next steps include, getting a planning grant from DOLA and raising matching amounts to start the planning process. We'll also need data collection to determine needs and priorities. We need to work together to tap into resources and go after grant funding to move the project forward and gain momentum. If we need to go to the voters for a bond in 2016, we need to start now!

If you have any questions or there's anything you can do to help, please contact: Darci Mohr, Superintendent, South Routt School District, 970-736-2313, dmohr@southrouttk12.org.

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High Cross Covenants

In the fall of 2014, it came to the Board's attention that properties in the High Cross at Stagecoach subdivision are governed by a Declaration of Covenants, Conditions and Restrictions which are different than those applicable to all other Stagecoach subdivisions. High Cross at Stagecoach contains 65 platted single family residential lots currently owned by 39 individuals.

Filed by the Woodmoor Corporation when High Cross at Stagecoach was originally platted in July 1973, the covenants, while similar in many regards, are quite different in some very important areas. The differences in the documents are far too numerous to outline here however to provide perspective, the covenants which govern the High Cross properties are 28 pages in length whereas the covenants which cover all other Stagecoach subdivisions are contained in 8 pages. Both covenant documents can be found at the Association's web-site at www.stage-coach.com.

Since being identified, the Association has worked with its legal counsel to review the document and understand the impact of to both the High Cross property owners and the Association. What we do know is that we have an extremely rare situation whereby a single owner's association, SPOA, was created and subsequently delegated and assigned the powers of maintaining, administering and enforcing two sets of covenants for two different groups of property.

Outlined below are answers to some of the many questions which Stagecoach property owners may have right now.

Are owners of property in High Cross at Stagecoach members of the Stagecoach Property Owners' Association?

Yes. As clearly stated in the High Cross covenants, every owner of a lot in High Cross is a Class A member of the Stagecoach Property Owners Association. Owners in each of the other subdivisions at Stagecoach are also Class A members of the Association. As a member, owners are

automatically entitled to the benefits and subject to the burdens relating to this membership. High Cross owners can continue to enjoy access to all of the common areas owned by the Association including those surrounding and within the High Cross subdivision.

The Stagecoach Property Owners' Association has adopted various policies, procedures, rules and regulations for the governance of the Stagecoach community. Given High Cross has its own Covenants, do these policies and rules apply to High Cross lot owners?

Yes. The policies, procedures, rules and regulations adopted by the Association apply to all members of the Association. High Cross owners are members of the Association and "entitled to the benefits and subject to the burdens relating to this membership." The Association does understand that its policies and rules can not conflict with state law and the Covenants of the High Cross community. To the extent conflicts with the High Cross Covenants are identified; the Association's Board of Directors will take the actions necessary to eliminate the conflicts.

What is the Association doing about this issue?

The Association continues to work with the High Cross property owners and its legal counsel to understand the impacts of the High Cross covenants. In general, the existence of the separate covenant document does not change the daily operation of the Association and the services it provides on behalf of its members. The Board does is working to ensure the Association's policies, rules and administrative processes for High Cross properties and owners are consistent with the High Cross covenants.

I have heard that lot owners in High Cross at Stagecoach are leaving the Stagecoach Property Owner's Association. Is this true?

The Board of Directors has been in contact with a group of High Cross owners who have expressed an interest in amending the High Cross covenants. One amendment

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they are considering proposing involves changing the Association responsible for administering and enforcing their covenants. However to date there have been only discussions on this amendment and no proposed amendment(s) have been presented to the Board of Directors for consideration. We will update all owners on any amendment proposal when it is put forth for consideration.

Who do I contact if I have more questions?

As with all Stagecoach Property Owners' Association matters, an owner's first point of contact is our Stagecoach community manager, Bryan Ayer. You can reach Bryan by phone at 870-875-2810 or you can email him at bayer@steamboatassociations.com. If Bryan is unable to immediately help you, he will coordinate with the appropriate individuals to get an answer to your inquiry.

Hunting

The fall hunting season is a very busy time in Routt County and each year at this time the Association sees an increase in calls about gunfire heard in and around the Stagecoach community.

We would like to remind all Association members that the discharging of firearms within the communities of Stagecoach is a violation of the Association's rules and regulations. Property owners found to be in violation of these rules shall be subject to fines and action for abatement as provided in the covenants and in the Association's responsible governance policies. Guests or tenants must comply with all rules and regulations of the Associations as well.

If you observe the discharging of firearms and/or hear gunfire that you believe to be from within our community and wish to report it, you can do so as follows:

- If you believe there is an immediate danger to your

personal safety or your property, please call the Routt County Sheriff at 911 or (970) 879-1090.

- Notify our community manager, Bryan Ayer at 970-875-2810. If he is not available, please leave him a message indicating your name, property address, the location of the gunfire you observed/heard and any other information (e.g. make/model of vehicles) that may help identify the property owner(s) the Association needs to contact about the incident. You may also send Bryan an email with the same information at bayer@steamboatassociations.com.

As a Stagecoach property owner, it is important to know that the public and, in many cases, the private lands which surround Stagecoach are open to hunting. Since much of the area is unfenced, hunters may inadvertently enter our community. As such, during hunting season we encourage all owners to exercise extra caution when visiting their property and/or enjoying the common areas of the Association, especially in the less developed subdivisions in the south. Wearing high visibility clothing and hats, avoiding prime hunting times in the early mornings (sunrise) and evenings (sunset) and making your presence known by talking, whistling, etc. are all good practices. If you do hear noises and gunfire close by, shout out to let hunters know you are in the area.

Enjoy the beautiful fall colors and be safe!!!



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ACC & Rules Committee Reminders

The ACC & Rules Committee would like to offer these friendly reminders to all property owners and residents.

Adding and/or Modifying Structures on Property: Plans for any new home, exterior structure, addition to an existing home, shed, fence, etc. must be submitted to the ACC for approval before construction can begin. The Association continues to have problems with property owners adding things, removing things and/or making major modifications to their properties without submitting the required application to the ACC for review. This is particularly true for sheds. Many members have proceeded to construct/install a shed either on their residential property or on their vacant lot, but have failed to submit an application to the ACC. Almost 100% of shed applications are approved, but occasionally an owner is made to remove a shed for violating this requirement. Only one (1) shed is permitted per lot.

All applications submitted to the ACC should be delivered to the Community Manager's office. If building a new home, the application must be accompanied with a \$250 fee. All other applications are free. The application must have a drawing of the proposed change attached. The ACC reviews all applications, notifies the applicant of the decision of the committee and keeps the application and drawings on record. Application forms can be found on the Association's website: www.stage-coach.com

Motorized Vehicles Restricted to Public Rights-of-Way: Property owners are reminded that all motorized vehicle traffic, including motorcycles and ATV's, may only be operated on the property owner's lot(s) and on the public rights-of-way that exist within the development. As many of the rights-of-way are undeveloped and unmarked, use of these is discouraged to avoid driving across the private

property of other Association members. Use of motorized vehicles is prohibited in all common areas of the Association.

Use of Vacant Lots: Vacant lots shall not be used for the dumping or storing of rubbish, debris, trash or vehicles, either registered or not registered. Vehicles include, but are not limited to, anything that can be driven, dragged, or moved around. There are an increasing number of lots becoming a tremendous eye-sore impacting the beauty of Stagecoach and the enjoyment of our neighbors.

Guests/Tenants of Property Owners: Owners who rent their property or invite guests to stay with them are responsible for ensuring their tenants and guests abide by the rules of the Association. The Association is receiving an increasing number of complaints related to tenants/guests of property owners driving motorcycles and ATV's recklessly throughout the Association's common areas and across the private property belonging to other members of the Association. The Association is working with the Routt County Sheriff's office on the posting of signage and enforcement of property restrictions.

Cutting of Beetle Killed Trees: Owners are encouraged to take down the beetle killed trees on their property and remove or burn the slash generated to reduce the fuel load in the forest while retaining a safe and reasonably neat environment. Dead or dying beetle killed pine trees may be taken down following these parameters:

- All downed trees will be de-limbed,
- Logs may be sold or stacked in neat decks not to exceed 5 feet in height
- Slash piles are required unless the fire district approves a limited cutting, crushing and scattering of the slash,
- Slash scattering is limited to pieces 2" diameter or less,
- Slash piles must not exceed a maximum of 10'x10'x10' and must be at least 100' from any structure and 20' from roadways, and
- Oak Creek Fire District requires a burn permit and burning is limited to approved "burn days" as designated by the district.

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Short Term Vacation Rentals

The issue of short term vacation rentals has become a hot topic in many resort communities as an increasing number of web based services are making it easier for individuals looking to rent a property to connect directly with property owners. The Routt County Commissioners are currently working to address the many issues arising from this type of lodging. In a recent public meeting, the County Commissioners indicated short-term vacation rentals of private residences in Routt County will be governed by a strong set of regulations if the County chooses to eliminate the current prohibition against short term vacation rentals.

While the Stagecoach covenants and rules do not specifically address short term rentals, Stagecoach property owners need to know that Routt County currently prohibits short term rental activity in rural subdivisions, including Stagecoach. As such, owners should not be listing their Stagecoach properties as available for short term vacation rental on any of the web based services offering this type of property.

County Road Maintenance Guidelines

Routt County recently adopted a new maintenance plan for all county maintained roads. The plan outlines the maintenance service and frequency of service that owners along the various types of county maintained roads can expect. Please note that Stagecoach subdivisions have a mix of county maintained and non-maintained roads. Members can find a copy of the new maintenance plan as well as a map of county maintained roads on the "Community Info" page of the Association's website at www.stage-coach.com.

Stagecoach Express Advertising Rates

Stagecoach Property Owners Association puts out a quarterly newsletter that is mailed to approximately 1200 owners of which about 400 live in Stagecoach and another 400 more who have property in Stagecoach and live in the Oak Creek and Steamboat area. We are accepting ads to be included in our next publication which comes out the beginning of February.

The newsletter is in an 8-1/2 x 11 inch format, written in 2 columns. The ad sizes and prices per edition are as follows:

- 1/4 page – 3.625" w x 3.25" h \$80
- 1/3 page – 3.625" w x 5" \$120
- 1/2 page vertical – 3.625" w x 7.5" h \$150
- 1/2 page horizontal – 7.5" w x 3.25" h \$150

There is a 20% discount if 4 orders covering one year are placed. Sorry but we no longer do business card size due to our new layout.

Ads can be in color or in black/white and can be sent to us as hi-resolution JPG, TIFFs or PDF files. Please Email us your format. If you would like to advertise, please contact the Association Manager bayer@steamboatassociations.com



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Current Board of Directors

Stagecoach's Governing Body

President

John Troka (Term-ends July 2016)
2890 Majestic View Dr, Timnath, CO 80547
jtroka@msn.com

Vice-President

Tom Rashid (Term-ends July 2017)
22524 Cheyenne Trail, Oak Creek, CO 80467
thomas.rashid@abreon.com

Treasurer

Bradley Church (Term-ends July 2018)
23580 Willow Island, Oak Creek, CO 80467
churchtheboat@gmail.com

Secretary

Barbara Houston (Term-ends July 2018)
23500 Sagebrush Circle, Oak Creek, CO 80467
bhouston@co.routt.co.us

Zed Ogle (Term-ends July 2018)
9981 Apache Spring Dr, Conifer, CO 80433
pamalaogle@aol.com

Art Fine (Term-ends July 2017)
3333 E Florida Ave #82, Denver, CO 80210
janetandartfine@comcast.com

Tom Watts (Term-ends July 2017)
1100 Alakea St, Ste 2400, Honolulu, HI 96813
tomwatts@hawaii.rr.com

John DiNicholas (Term-ends July 2016)
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johndinicholas@hotmail.com

Larry Wilson (Term-ends July 2016)
2413 Piedra Drive, Plano, TX 75023
larryinplano@gmail.com



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

**Stagecoach Property Owners Association
Annual Meeting of Members**

**SOROCO High School
July 25, 2015 – 9:00am**

Minutes

John Troka called the meeting to order at 9:05 am. He introduced all Board members present. Tonja Elkins has moved and Ben Mahrle has resigned. Current Board Members present were Tom Watts, Mike Koponen, John Troka, Tom Rashid, John DiNicholas, Art Fine and Barbara Houston.

With 309 of the owners represented in person or by proxy, a quorum was established.

○ **Approval of minutes of 2014 annual meeting**

The annual meeting minutes from July 26, 2014 were presented to the ownership.

MOTION: It was moved and seconded to approve the 2014 annual meeting minutes as presented. Motion passed.

○ **President's Report – John Troka**

John Troka discussed the Stagecoach Community Plan being prepared by Routt County, the 2015 assessment increase and its benefit to the Associations project/reserve budget.

Routt County has completed its initial public meetings and feedback sessions with the Planning Commission and the Board of County Commissioners on the Stagecoach Community Plan. The plan is expected to be completed by the 4th quarter of 2015.

The increase to the 2015 assessment was successful and the Board is working to develop a strategic project/reserve plan to more clearly identify how the increased funding will be put to use to improve the community..

John Troka discussed the past year in working with Steamboat Association Management ("SAM). SAM was hired in June 2014 partly due to the change in Colorado state law requiring the Association to have a Certified Association Manager. SPOA's current Manager, Bryan Ayer, has passed the certification test and is now licensed in the State of Colorado. Working with SAM, the Association has been successful in the converting its membership and accounting records and has seen improvements in its communication with the ownership through newsletters,

emails and the updated website. There has also been a substantial improvement in the invoicing and collection of current and past due assessments.

The importance of community involvement was discussed and how there are several ways for owners to get involved, whether joining the Board, participating on a committee, such as the architectural or road committees, being an event or project coordinator for community activities such as fireworks over the lake, or joining other community organizations such as the Oak Creek Fire Protection District or the Morrison Creek Water and Sanitation District.

○ **Treasures Report –John Troka (Ben Mahrle not present)**

John presented a financial summary for the current fiscal year through June 30, 2015, including the income statement for operations, balance sheet and project/reserve spending report.

Total cash at the end of June was \$347,107. Of this balance, \$189,946 is unrestricted and \$157,161 are in restricted road funds for Horseback, Morningside and South Shore.

Operating income from annual assessments for the period January through June was \$54,979 with other income (i.e. finance charges, late fees, fines, etc.) of \$7,361 for a total income of \$62,340.

Operating expenses for the same period totaled \$42,992. These expenses include management fees, professional services including accounting and legal, maintenance costs, meeting costs and property owner communications.

Through June 2015, the Association's YTD operating surplus (income minus expenses) is \$19,348.

Project/reserve income through June was \$29,033 from annual assessments and interest.

Project/reserve spending through June was \$660 for work to the Coyote Run Park. While not yet reflected in the financial statements, the Board has approved additional project/reserve spending for the year.

Through June 2015, the Association's YTD project/reserve surplus (income minus expenses) is \$28,373.

Accounts Receivable: At the end of June accounts receivable was \$47,203. Twenty three (23) members who are delinquent 6+ years account for 55% of the receivable balance. There are a total of sixty four (64) property owners delinquent 3+ years which represents 86% of the receivable balance. The Association is taking action to

perfect liens on the properties of these delinquent accounts. The Association will also pursue foreclosure on the oldest and largest delinquent accounts if the property/lot value makes it economically sensible in light of the costs and amounts owed.

The proposed 2016 budget and assessment were presented by John Troka. The annual operating expenses of the Association have remained relatively flat for the past several years. There is proposed increase to the annual operating budget due to the annual contracted increase in SAM's management fee as well as an increase in professional fees due to the need to have a third party financial review performed.

Over the past several years the project/reserve fund has become depleted and as a result the Board is working to rebuild this fund to continue funding projects to improve and protect the community. Current and future projects that are a focus of the Board are road improvements, legal projects, community development, wildfire mitigation and common area improvements.

John Troka discussed the maximum allowed annual assessment for 2016 which is \$113.45/lot. The annual assessment was \$75.00 for 2015. The annual assessment is comprised of two components, the operating component reflects the amount needed to balance the proposed operating budget and the reserve/project component which reflects the projects priorities and reserve requirements set by the Board. The final 2016 assessment will be determined by the Board and sent out to the ownership at least 30 days prior to the end of the fiscal year as stated in Article VII section (2c) of the Association Bylaws.

○ **Nominations to the Board**

Currently there are four (4) open positions on the SPOA Board. Three (3) of the positions are for a three year term and one is to fill the remaining year of a three year term. The 3 year terms are for the board seats held by Tonja Elkins, Barbara Houston and Mike Koponen whose terms expire this year. The one year term is to fill the remaining term for the Board seat previously held by Ben Mahrle.

Several property owners stood for election as candidates for the open Board positions:

Bradley Church
Greg Fox
Barbara Houston
Edgar Johansson
Mark Nichol
Zed Ogle (floor nomination)
Larry Wilson

MOTION: There was a motion and a second to approve and close the nominations. The Motion passed unanimously.

○ **Member Comments**

Jeff Erickson commented on fire mitigation and the necessity to get rid of all the dead wood, both on the ground and in piles. He suggested finding a contractor that could go on lots with owner's permission to clear these lots of dead wood. There followed a discussion on access to private land, safety concerns and the Association's potential liability if it contracted for the service versus individual owners doing so. It was decided that the Board would look in to this further.

Lyn McCarty asked if there was progress on the building of a school or community center and if an area has been identified for this yet or if a portion of common area could be used. John Troka indicated there is a current school site that was previously dedicated to the school district which is located at the corner of CR 16 and CR 212. The Board is looking to communicate with all necessary parties to see if there could possibly be a combination of a school and community center. The Board will continue to work on this important issue.

Russ Dashow sent a 2015 Annual Meeting Agenda from Bushy Creek to Bryan Ayer at SAM. Bryan read the statements aloud. They stated:

- (1) PO's deserve more transparency – immediate publishing of latest Board Meeting Minutes, periodic (quarterly) publishing of budget and selected simplified financial data updated.
- (2) Priority Projects (like roads) – detailed progress to date
- (3) Acceptance of credit cards, including PayPal & Square for Assessment payments.
- (4) No interest (aka finance charges) on large lot owner payment programs.
- (5) Negotiate with YVEA for the burial of 3 overhead lines into Black Horse II, Overland and Skyhitch at their cost or minimal to SPOA.
- (6) Return to subdivision pools for better accounting, more transparent and efficient use of scarce "general" funds.

MOTION: Russ Dashow made a motion that the Agenda of Bushy Creek Associates & Russell Dashow be acted upon by the Board over the next 6-9 months, with periodic progress reports appearing the the newsletter." There was no second to the Motion.

○ **Member Voting**

Ballots were given to each member as they completed registration. Member ballots included any proxies that individual owners had so that one ballot included all of an individual's votes.

There being no additional items from the floor to be voted upon, members were asked to complete their ballots for the election of Board members. Members were instructed to vote for four (4) individuals out of the seven (7) candidates; the six (6) candidates pre-printed on the ballot plus Zed Ogle as a write in candidate. As per

the Bylaws, the persons receiving the largest number of votes shall be elected and cumulative voting is not permitted.

The ballots were collected and counted by representatives of SAM with the final results announced later in the meeting.

○ **Architectural Controls Committee (“ACC”) Report – Tom Watts**

The ACC has been busy approving several projects including five houses, two sheds, solar panels and a greenhouse. The committee has used new approaches to the review of applications, including an informal agreement process and approving projects mostly through email due to the availability of technology to present the required information.

Tom Watts reminded the ownership to submit an application to the SPOA ACC through the management company before making any modifications. He also reminded owners to pursue any necessary approval from other associations relevant to the property (e.g. Neighborhood at Young’s Peak Owners Association) as well as Routt County.

Tom Watts then gave a presentation on “living off the grid” with guidelines and suggestions for how to build smaller square footage houses that are self-sufficient and still comply with current SPOA policies and guidelines.

○ **Community Road Issues – Troka**

John Troka reported on the current progress of road improvements and the newly established Road Committee. The committee is currently comprised of John Troka, John DiNicholas and Corky Fisher. John Troka discussed that the committee is currently working on a document that will capture the essentials needed for a road to be built. The committee will also look into if/how the Association can assist in funding road improvements. Any assistance would be dependent on road construction being to Routt County standards so that ultimately the Association can seek acceptance of all roads by the County for maintenance.

John discussed the positive results of “chemical mowing” done by the County in portions of Horseback. He indicated this is something that the Road Committee would look into for some of the under-developed roads to at least kill the vegetation so that roads can be seen and more passable.

The community manager and Road Committee are currently pursuing estimates for doing road maintenance on the 2nd Filly Trail from CR 16 to the intersection with Ramuda Trail. They have preliminary cost estimates from Connell Resources and are obtaining multiple bids.

John reiterated that the building of roads to any lot is still the owner's responsibility and that the construction standards of the road currently need to match those of the Oak Creek Fire District, the Morrison Creek Metro District, and/or Routt County depending upon the needs and location of the lot.

The committee is currently looking for two more members and John asked for anyone interested to contact him directly or the Association's Community Manager.

○ **2015 Property Tax Valuation**

John Troka presented a chart on Routt County's recently completed 2015/2016 property tax valuations for Stagecoach. The current valuations are based on property sales data collected for the period July 2012 thru June 2014. The chart showed there were 453 developed residential properties with an average market value of \$234,414. This valuation reflected a 28.7% increase over the previous valuation period. The chart also showed there are currently 1,790 undeveloped lots with an average market value of \$7,948. Undeveloped lot values were highly variable depending on location and availability of utilities. The market valuations for undeveloped lots decreased 17.5% from the previous period.

○ **Meeting Wrap Up**

Community Activities: John Troka discussed the desire of the Board to hold some type of fall community event and was looking for volunteers or ideas from the ownership. In previous years, the Association has sponsored a fireworks committee show. If anyone is interested in serving on a Community Events Committee they contact the Association Manager.

2016 Annual Meeting: The 2016 Annual Meeting is tentatively scheduled for July 23, 2016.

Voting Results:

The results of the election were as follows:

Bradley Church	268 votes
Barb Houston	260 votes
Zed Ogle	254 votes
Larry Wilson	142 votes
Mark Nichols	142 votes
Greg Fox	26 votes
Edgar Johansson	5 votes

As Bradley Church, Barb Houston and Zed Ogle all received the largest number of votes they were elected to the Board to fill the three positions with three year terms.

As a result of the tie for a fourth position, being the 1 year position, and since the Board has the ability to appoint someone to fill a resigned position for the remainder of the term, it was determined to have the Board consider how to proceed at the Board meeting immediately following the annual meeting.

MOTION: To adjourn the meeting. Motion was seconded and was passed unanimously.

Meeting was adjourned at 11:45.