

Stagecoach Express

Stagecoach Property Owners Association

A Quarterly Newsletter

www.Stage-Coach.com

No 3rd Quarter • 2020

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President's Message

By Kayleen Cohen

Hello Stagecoach Property Owners,

This is Kate Rachwitz, a retired teacher and your new volunteer President of the SPOA Board. I say volunteer because I want everyone to understand that all the members of the board are volunteers and do not receive compensation for the hours they put into their positions. (except gas for travel, which with COVID isn't happening). We are all trying our best to represent our members and take care of the quarterly business and concerns of the community as well.

Having ZOOM meetings seems to provide an excellent opportunity for many members to be involved, and it pleases me to see you all at the meetings, virtually that is.

One of the most important things I want to do as the President this year is to provide more and more opportunities for the members to give input, and lend a hand or a voice as we take on the coming projects.

The projects include prioritizing road work, beginning to build up our trail system and changing a covenant on house sizes. I will be working with the board to word the covenant change, that we will put to a vote for the entire SPOA community. We have members interested in helping with the Road Committee and we will hit you all up soon via email to let you know when the meetings begin. Details on the Road plan and GIS database and how to use it can be found on pages 3-8 of this newsletter. The link to the actual Database can be found here: <https://arcg.is/1TT99b>

We don't have a list of members who may have expressed

NEXT SPOA MEETINGS

November 21, 2020 - BOARD

February 20, 2021 - BOARD

May 15, 2021 - BOARD

SPOA 2021 Annual Meeting
TENTATIVE July 17, 2021

All Board meetings will be conducted through the Zoom app with links being sent out prior to the meeting to those that want to participate

an interest in the Trails Committee. The plan was approved as a foundation but the final trails, where they are going and when we will begin to work on them, is up to the committee, and we need your voice. The trails and their maintenance are part of SPOA's contribution to our community, using input

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President's Message • Continued from Page 1

from our members. Please help us with this amazing project. The trails plan to be used for future discussions can be found at the following dropbox link: <https://www.dropbox.com/s/726wgwka4vqksoi/Stagecoach%20Trails%20Master%20Plan%20Final%20Aug%2027%202020.pdf?dl=0>

We want to continue using your help so please contact Bryan Ayer at bayer@steamboatassociations.com if you would like to contribute any ideas or be part of either of the committees.

I hope this finds you well and adjusting to the new "normal" that faces us, especially as the weather is changing and fires are near too. If you haven't taken the survey yet or have ideas or comments you would like to add please go to the following link: <https://forms.gle/1Vp7wtokydkJce7N9>

Please be safe and if you have any questions or concerns please feel free to email any member of the board. Board contact information can be found on page 14.

Meet Your Current Board Members

Your current Board members and a bit about each of them can be found below. Contact information can be found on page 14.

Unfortunately, due to some personal obligations, Kayleen Cohen, previous president, has had to resign her position. The Board may decide to fill this one-year term position by appointment at the November 21 Board meeting. If you are interested in serving on the Board, please reach out to the Association Manager at bayer@steamboatassociations.com

Board President: Kate Rachwitz

I'm Kate Rachwitz a retired teacher of 34 years. I taught government and world History mainly.

I specialized in at-risk students and I considered it a calling. I got to go to school every day and work with amazing committed people. Now that I'm retired my husband and I travel in our van

"Myrtle" and hope to build a small modern home in Sky Hitch IV.

Vice President: Currently an open position

Secretary: Amber Stewart

My husband and I purchased some raw land in South Station I off of Shay Way in 2016. I own an architecture firm based in Boulder, CO where I currently live. I was drawn to the beauty and laid back nature of the Stagecoach community and look forward to someday building a home here.

Treasurer: Brayden Jerde

Hi! My name is Brayden and I am delighted to be part of the community and its future direction. My wife and I purchased property in Stagecoach in 2017 and have come to love the area and community. We welcomed our daughter into the world June of last year and are grateful that we have started our family in this community. We're looking forward to making memories at Stagecoach as a family.

Being part of the board will allow me to bring a creative and helpful perspective to support the Stagecoach community. My experience will help me to understand issues and develop solutions within the means of our communal resources.

Of Note: at the Board meeting following the annual meeting Brayden Jerde was elected to the office of Treasurer. Tom Watts was appointed to serve as co-treasurer and would receive financial reports for review but would not have a vote, as he is no longer on the board. It was discussed that having some knowledge of past financials would help with the overall transition and so Mr. Watts volunteered.

At Large: Rob Walker

I am a retired 38-year educator from Ohio where I taught, coached, and later served as an administrator. I am married with two children and three grandchildren, all living in Colorado. We moved to Stagecoach in the fall of 2016 to enjoy the wonderful beauty of Routt County.

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Board Members • Continued from Page 2

At Large: John DiNicholas

My wife and I have resided and enjoyed our life in Stagecoach for over 24 years. As a SPOA board member for 6 years (2 more years on my term), I believe the strength of SPOA is the size but its weakness is the ability to address the diverse needs of the many subdivisions. In the past each subdivision had dedicated funds but this was eliminated. Dedicated funds would reflect a proportional distribution based on number of lots in each subdivision, eliminating the statement I have heard for years, "I don't want to pay for another subdivisions improvements".

At Large and ACC Chairperson: Sydney Yapoujian

Sydney lives part time in South Shore with her husband Artine, and they have 20 grandchildren with number 21 on the way! They own a coffee business in Boulder, CO. Sydney is also a professional musician and fine artist.

At Large: Julia Wallace

Julia Wallace. I have lived in Stagecoach since 1993. I first owned a Eaglenest Townhome and then moved to the southern subdivisions and built a home. I have been landscaping in Steamboat since the 80's and have owned my own business since 1995. Making the move out to Stagecoach from Steamboat was one of the best decisions I could have made. I appreciate the openness and vastness of living in the mountains and all it has to offer.

At Large: Eli Nykamp

I grew up in Steamboat Springs and have been a resident of Stagecoach for five years. I am the Director of Operations at YVMC and have worked there for 7 years, much of my focus is developing capital projects to support or replace critical infrastructure. I really enjoy Stagecoach for the large lot sizes, affordability and recreational opportunities. My wife and I feel like Stagecoach is a great place to raise our two children, ages 14 and 7.

Master Trails Plan

Final Draft – To be used as a foundation for future discussions. Developed by Patten and Associates, Inc. and Consulting Team, MGC Design, Inc. and Whelan Land Surveys in conjunction with the SPOA Board of Directors

DROPBOX LINK

<https://www.dropbox.com/s/726wgwka4vqksoi/Stagecoach%20Trails%20Master%20Plan%20Final%20Aug%2027%202020.pdf?dl=0>



TRAILS MASTER PLAN

SPOA Roadway Master Plan

Developed by Four Points Surveying and Engineering
Link: <https://arcg.is/1TT99b>

The intent of the database was to document and catalogue current conditions of roads within the select subdivisions on the south and east portion of the SPOA properties for the purpose of understanding presence and quality of roads and drainage to aid in prioritizing future maintenance and construction.

Summary of Interactive GIS Database on the following 5 pages

Stagecoach Property Owners Association GIS Database

This document provides a summary of the interactive GIS database produced for SPOA by Four Points Engineering and Surveying, as well as a quick tutorial for select features of the database for future reference.

Link:

<https://arcg.is/1TT99b>



This link is provided for access to the general public. Information contained in the database is shareable.

Content

The intent of the database was to document and catalogue current conditions of roads within the select subdivisions on the south and east portion of the SPOA properties for the purpose of understanding presence and quality of roads and drainage to aid in prioritizing future maintenance and construction.

This database has usefulness beyond its original intent in providing potential buyers and real estate agents a tool to better see property access and utilities. Current owners can also use this as a tool to view current conditions and remain apprised as conditions change or as construction projects are completed, even from afar.

The database includes the platted subdivision road layout and comparison to what currently exists via survey and the current quality of each road that exists. Photo points provided document roadway and drainage conditions at the time of the survey. Edge of roadways were surveyed and recoded as well as property corner posts and culverts. Functionality and/or condition of the culverts was noted for future recommendations of maintenance.

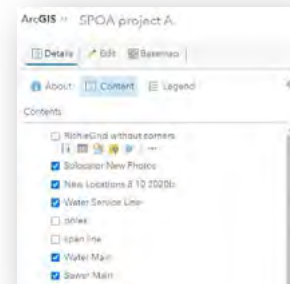
Additional information was added to the database including utilities as provided by Morrison Creek Sanitation District and Yampa Valley Electric Association. Property assessor information is included from the County Assessor's page. Subdivision boundaries and property lines are included for reference.

Tutorial

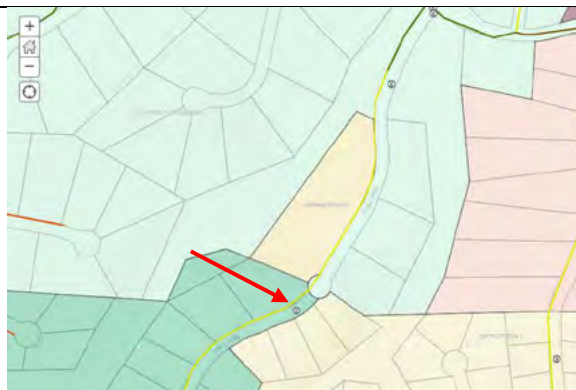
Click the link above to open the GIS online database. It cannot be edited using this link, so do not hesitate to look around!

The screen shot above shows what the main page looks like once the link is opened. On the left side of the screen, there are options for “Content” and “Legend”. Under “content” the user may turn on and off layers of the database by using the click boxes. The legend describes the line types and colors for lines and dots within the database. The “Basemap” feature allows the user to toggle to see, for example, a topo map, or a roadway map for the base image behind the database information.

Within the map database itself, the user may use the + and – icons on the upper left to zoom in and out on the map and may click on a particular map feature to obtain more information about that specific feature. Let’s look at this example below:

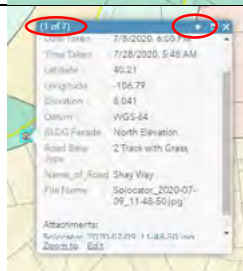


Let’s click on this photo icon along Shay Way



The database info box pops up.

- Note the top left indicates (1 of 7), meaning there are 7 items associated with this area, clicking the arrow on the right top scrolls through all the info.
- The bar on the right scrolls within this window. Scroll to the bottom for this specific photo link.
- This window provides the date the photo was taken, and info on the road name and condition, in this case, a two-track with grass.



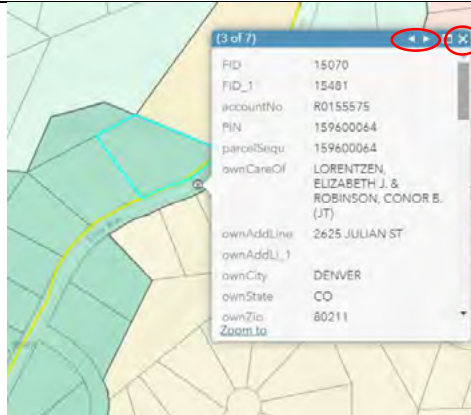
Click on the blue text under “Attachments:”

A new window opens for the photo, with data on direction taken, elevation and location (LAT, LON).



Head back to the main window and click the right arrow at the upper right.

- The next two windows highlight a property – here shown outlined in turquoise – and provide assessor's information such as the owner, sale data and account number with the County.
- Continue pressing the right arrow to see other attributes such as the subdivision name and information. If utilities were available, they would also be provided as a data window within those available to click through.
- Click the "X" in the upper right to close the data window.

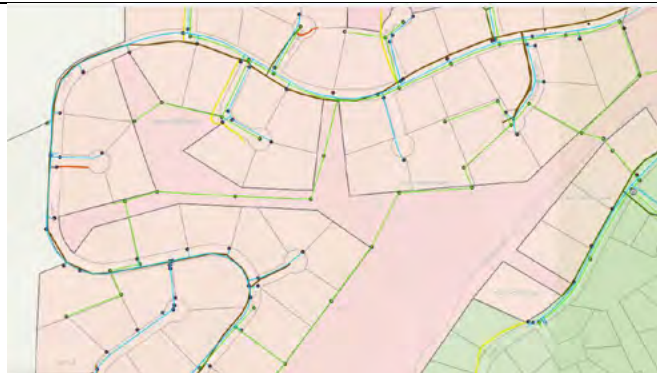


Back to the main map window, we scroll around and notice that many roads have a color line associated with them, but some roads do not have a color line over them at all.

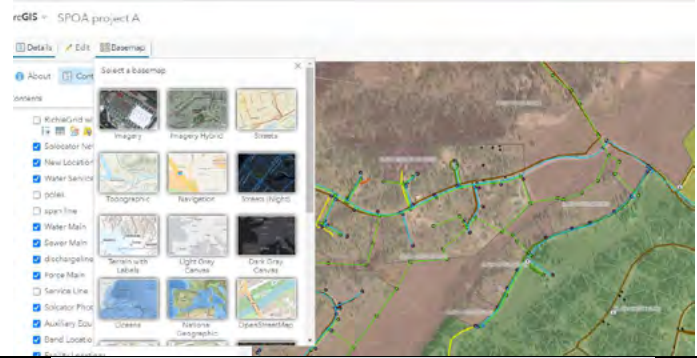
- Color lines indicate the quality of the road at the time of the survey. See below for the color legend or click on the road and look at the data box for road details
- No color means the road does not presently exist
- In some cases, very primitive ATV-type tracks were located that are not within the planned road limits.



This is an area showing more substantial presence of utilities within the Blackhorse II Subdivision. Sewer is shown in green and water service in blue, with associated hydrants/valves also provided where available. The user may click on these lines for additional details



The basemap may be changed to meet your need by clicking “Basemap” in the upper left and selecting the base image you desire. Here, Imagery is selected to provide satellite imagery behind the database information.

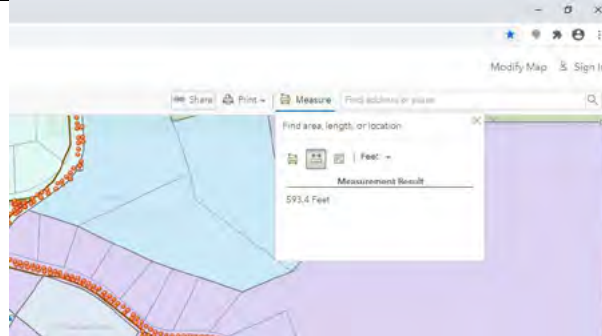


Share, Print and Measure. All of these tools are located in the top tool bar of the map.

Share allows the user to send a link to the database along with the current map view via email.

Print allows the user to print the current view (layers selected, background mapping selected, etc.) to either a printer or as a PDF

The Measure tool allows the user to measure distances and areas within the map.




Road Legend

For ease of viewing, the road color legend is provided here, in order from highest quality to lowest quality, and not present. Keep in mind that photos are provided in the database along the roadways to provide representative conditions for each color-coded road.

Road Color	Road Description
Brown	Suitable for all vehicles. Highest quality aggregate roadway.
Green	Roadway is fully graveled with good road base condition. It may not be as wide or fully improved as a “Brown” roadway.
Yellow	Roadway is typically a dirt two-track with some grass along the centerline. Passable by most passenger vehicles or with AWD.
Orange	Roadway is a faint grassy two-track most suited to all-terrain vehicles or high-clearance 4WD only.
Black	No apparent roadway

Additional Considerations

While specific subdivisions were the target of this database production, some additional data are available for other areas of Stagecoach such as property data and utility locations.



This database is intended to be a living tool, with updates made as changes are implemented in the area. It is more useful than a hard copy of the work product since it is interactive and real-time.

Conditions presented were current as of the date of collection and no warranties are made as to future conditions. Use caution when relying on the database to determine if a specific roadway is drivable as road conditions change quickly with changed weather such as rain or snow. Roads may be impassable in rain or snow.

Additional data may be added to the database as conditions change or new data are collected. Contact Four Points Engineering & Surveying for database additions or modifications.

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A Lot Is Happening At Morrison Creek Water And Sanitation District

After 35 years as Manager of the Morrison Creek Water and Sanitation District, Steve Colby will retire next month. Steve started his tenure as the only full time employee with a ½-time assistant. Presently the District has 3 full-time employees. Steve has worked tirelessly to keep the system safe assuring that all State Health Department requirements are met.

The list of past and ongoing projects to protect the infrastructure of the District is long! Twenty years ago the existing plant was cleaned and sealed to extend its life. Steve has monitored projects to clean and video the sewer mains, which necessitated reinforced epoxy linings be installed in some of the 50 year-old mains. Additional water wells have been drilled; two water tanks have been painted with epoxy on their interiors and oil based on their exteriors; a new roof was constructed on one of the tanks, and now a project is in the works to replace the sewer lift station that serves a large portion of the northern part of the District.

In addition, Steve has always been alert to the future needs of our District. Over the past year, he has been working with engineers to develop a plan to design, finance, permit, and construct a replacement of the 50 year-old wastewater treatment plant - a replacement having been recommended by auditors and engineers for the past 20 years. The District is trying to start plant construction in 2022 based on permitting and financing. Financing is the greatest obstacle. Possible grants, loans, and bonds are being investigated. Any debt assumed will need to be approved by voters in the District. The District will keep you informed via this Newsletter or the District website: <http://mcwater.org/>

At this time, the Board of the Morrison Creek Water and Sanitation District would like to express its appreciation for the years of hard work and dedication Steve has provided to the District.

Newly Amended and Adopted Policy Interpreting the Stagecoach Covenants

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. The following policy was sent out for review twice, amended and adopted at the August 15 Board meeting. The following policy outlines what constitutes a failure to maintain. There were many comments in regards to the policy being needed to help with disheveled properties, but concerns with some of those aspects, such as plows and camper tops being needed for living out in Stagecoach. The Board reviewed the responses and in order to provide some guidance to avoid lots being turned into junk yards voted to put a timeline on the policy to help with regulation. The adopted policy outlining long term storage of items outside of enclosed structures is as follows:

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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 maintain," 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 long-term storage of items of over 90 days 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."



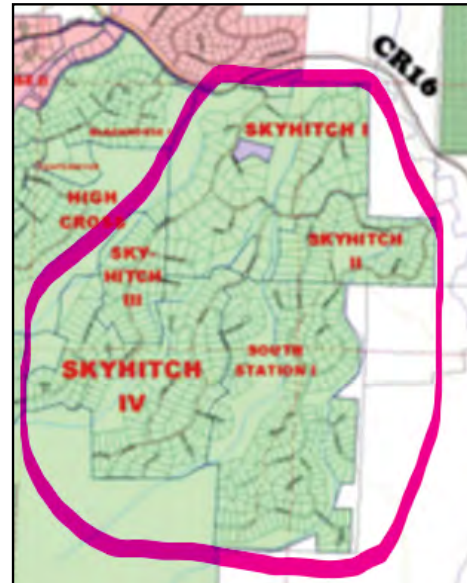
A Response to the 500 Square Foot Question

My husband and I purchased land in Sky Hitch IV in 2014. I became a member of the board because I wanted to become a part of this wonderful community. We bought the land with hopes to build an environmentally friendly smaller/minimal timber frame home. Many owners in our area feel the same based on anecdotal evidence. So to see if the support for smaller homes real my husband and I sent out self addressed postcards asking those in our immediate neighborhood if they supported a 500 square foot minimum. Our informal survey showed 94% supported the idea of the 500 sq. ft. minimum. <https://mystagecoachneighbors.blogspot.com/2020/02/what-do-neighbors-think-about-500-sq-ft.html>

The board then added a similar question to a survey to the entire Stagecoach community. More than half of ALL responding SPOA owners indicated that they were in favor of a covenant change that would allow a minimum 500 square foot dwelling in the southern seasonal access areas of Stagecoach. These areas include Sky Hitch II,III,IV and South Station I and II. (please see the map)

However, some of the comments from the survey indicated a misunderstanding of what we were asking and I think with a little more information there is actually more support than what was indicated. The following is meant as a response to educate the members about the 500 square foot request per [Article V](#) section B of the covenant, "Dwelling size."

The biggest misunderstanding surrounded responses about "tiny houses", trailer parks, mobile homes or campers. Although 500 square feet is small, we are not asking to allow structures on wheels or temporary foundations. Tiny homes are actually defined as [400 sq ft or less](#). (defined in the 2018 International Residential code.) We are requesting small cabins or cottages. Dwellings that are on foundations with conventional septic systems, water wells and off-grid electric that are built to Routt County Codes and subject to



the approval of the SPOA Architectural Control Committee. When one considers the remote setting and seasonal-only access of the southern areas of Stagecoach, it is apparent why owners would want to build smaller dwellings in these areas.

The second most frequent comment referred to property devaluation. We are asking about an exception for the remote seasonal access properties of the southern areas only, where property values are and have been depressed for over forty-five years due to road abandonment by the county, infrastructure deficiencies and lack of construction incentives. There are over 710 vacant lots in the SkyHitch and SouthStation subdivisions with only 6 dwellings located in the improved periphery. It's hard to understand how a minimum 500 square footage allowance could further depress property values in this area or devalue property in the more developed areas where the 1000 square foot minimum would remain in effect. These areas are so distant physically and visually that comparisons of dwellings would be difficult.

One frequent comment against small dwellings was worry about having to look at shacks or sheds next to their homes. There are two misunderstandings in these comments. The proposed area is in the southern undeveloped areas of Skyhitch and South Station where access is seasonal and roads are NOT improved or maintained by the county. Secondly,

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Adopted Policy • Continued from Page 11



the Architectural Control Committee would never approve a dwelling that looked like a “shack or shed” and Routt Co requires all structures to be built to the 2018 International Residential Code with permits and inspections. Routt Co requires frost protected foundations, approved septic systems, engineered snow load roofs, full height ceilings and conventional kitchens and bathrooms. These areas require expensive off-grid technologies like solar electric, septic systems and water wells, leading to the likelihood that no one is going to attempt to build a “shack or shed” given these

additional requirements.

Many comments had nothing to do with minimum size, such as cluttered or junk on property, cookie cutter cabins, overcrowding, poorly maintained, bad build quality, transient or seasonal workers, etc. These comments aren’t so much a misunderstanding of the survey question related to minimum size, but the lack of understanding of the protective covenants in general and the responsibility of each owner in the association to abide by them. There are 18 sections in Article V that describe restrictions on how you can and cannot use your property and how a structure must be constructed and this should provide assurance to those questioning the change.

There are now a plethora of companies designing and building beautiful small homes that are appropriate anywhere, as well as Stagecoach, but particularly practical for the remote seasonally accessible southern areas. The opportunities made available for our community would be so much greater if the members were all given the option to build in a way that reflects their philosophy of living, gentle on the land and build only what you need while maintaining harmony with the area. In the end if more members can build, Stagecoach will grow into a more beautiful community.

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.



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2020 Summer Real Estate Update

By Kerry Eaton, Town & Country Properties, Oak Creek

Stagecoach real estate activity for the 3rd quarter of this year continues to ramp up!

Currently there are 12 single family homes on the market, priced starting at \$349,000 up to \$1,645,000, and 14 homes that are under contract. There have been 21 homes that have sold since June. They have ranged in price from \$364,000 to \$989,000. The median sales price for summer of 2020 is \$550,000, compared to \$470,000 in 2019. In 2019 there were only 8 homes that sold during the same time period.

Presently there is 1 Stagecoach Townhome under contract and no active listings. There have been 5 sales this summer. An Eagles Nest townhome closed

at \$296,000 and four Stagecoach townhomes closed ranging from \$313,000 to \$254,000. Summer of 2019 there were 7 sales, from \$237,500 to \$290,000. Prices tend to vary due to overall condition of the building and interior finishes.

Presently there are 5 Wagon Wheel units under contract, 2 units have closed one at \$219,000 and the other at \$230,000. In summer of 2019 there were a total of 2 sales, one sold for \$161,000 and the other for \$214,000. There are currently no active listings.

There is a variety of vacant lots for sale, prices starting at \$4,500 up to \$2,200,000 for a 377 acre parcel on Pima Way. There have been 21 sales this summer and 19 are currently under contract. Vacant land sales in Stagecoach have increased vastly from 2019!

For more detailed information about your neighborhood, please feel free to contact our office at 970-736-1000.

Information provided is from the Steamboat Springs MLS, and does not include private sales/listings. It is deemed accurate but not guaranteed. Statistics are through 09/29/2020.

Stagecoach...
Nearby, yet a World Away!



Town & Country
PROPERTIES, INC.

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rebecca@steamboatarea.com



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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!

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Current Board of Directors

Stagecoach's Governing Body

PRESIDENT

Kate Rachwitz (Term-ends July 2021)
2045 Whitehorn Dr North, Colorado Springs, CO 80920
katerachwitz@gmail.com

VICE-PRESIDENT - Open Position

SECRETARY

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

CO-TREASURER (Not serving an elected Board position)
Brayden Jerde (Term-ends July 2023)
1469 Morgan Court #404, Steamboat Springs, CO 80487
bmjerde10@gmail.com

CO-TREASURER (Not serving an elected Board position)
Tom Watts (Term-ends July 2020)
31675 Shoshone Way, Steamboat Springs, CO 80467
ttwatts@comcast.net

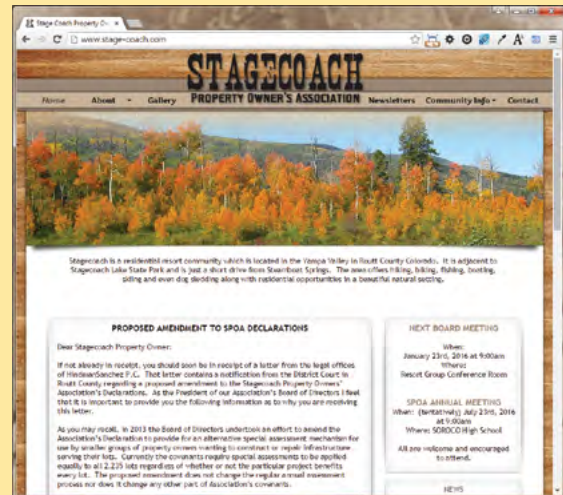
John DiNicholas (Term-ends July 2022)
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johndinicholas@hotmail.com

Rob Walker (Term-ends July 2021)
22636 Commanche Rd, Oak Creek, CO 80467
amberlaurel2000@gmail.com

Sydney Yapoujian ACC Chairperson (Term-ends July 2022)
2079 N 75th Street, Boulder CO 80301
sydsnoise@msn.com

Julia Wallace (Term-ends July 2023)
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Eli Nykamp (Term-ends July 2023)
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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
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STAGECOACH PROPERTY OWNERS ASSOCIATION
Minutes of the Annual Meeting of Members
Teleconference Meeting
July 18, 2020

DRAFT

Kayleen Cohen called the meeting to order at 9:00 AM and introduced the Board members present on the call which included herself, John DiNicholas, Kate Rachwitz, Tom Watts, Matt Kaufman, Amber Stuart, and Sydney Yapoujian. Also present on the call were Community Manager, Bryan Ayer, Sean Lacey, President of Steamboat Association Management, and Judy Wagar, Association Operations Administrator.

With 82 of the owners present on the call and 269 represented by proxy, a quorum was established.

Approval of Minutes for the 2019 Annual Meeting: The annual meeting minutes dated July 20, 2019 were presented to the ownership. Property owner, Howard Bashinski made a motion to approve the 2019 annual meeting minutes as presented. The motion was seconded by property owner, Wayne Missaggia. Motion passed without dissent.

President's Report – Kayleen Cohen: Community Survey Results regarding the minimum square footage allowance, the proposed community center, a definition of “failure to maintain” related to storage of items upon individual lots were presented.

- **Minimum Square Footage Allowance** – A total of 311 responses were received with 56.6% stating they are in favor of reducing the minimum square footage requirement from 1,000 SF to 500 SF. There were 43.4% opposed. This proposed minimum square footage allowance is approved only for specific southern subdivisions.
- **Future Development of a Community Center** – A total of 309 responses were received with 48.5% in favor of this plan and 51.5% opposed. This community center would potentially include the ability to host fitness and community oriented programs, childcare, meeting rooms, etc. The costs for the land and building development would be paid for by SPOA membership dues. It was noted the results could reflect a small margin of error, and Tom Watts will provide update regarding future development later in the meeting.
- **Failure to Maintain** – The Board believes it would be helpful to define what constitutes a “failure to maintain” as that phrase relates to the storage of items upon the Lot. This refers only to non-temporary storage of items outside of enclosed structures, such that the items are visible from a street or adjacent property. Owners were asked to consider whether the storage of inoperable or unlicensed motor vehicles, building materials, truck accessories, fencing materials, or construction equipment constitutes a “failure to maintain” a lot in Stagecoach. There were a total of 315 responses with 63.2% stating that these items constitute a “failure” and 36.8% disagreed. This survey is still available for owner responses and feedback at the following link: <https://forms.gle/1gQmgTMvmsNhiaHC9>

Board Presentations:

Minimum Square Footage Amendment: Kate Rachwitz provided a summary of the proposed minimum square footage amendment. The current minimum requirement is 1,000 SF. The survey is to gather information to downsize the minimum requirement to 500 SF. She noted that the maximum requirement was a policy which can be changed by the Board of Directors as it was an adopted rule and not part of the Covenants. The minimum is stated within Article V of the Covenants and to change the wording it would require an Amendment to the Covenant. The Rachwitz family wants to downsize their living quarters, so they began to interview Stagecoach neighbors for their opinions regarding minimum square footage allowance. Kate noted that this size would not be what is considered a tiny home. Their casual survey of owners on Shea Way resulted in 90% of owners who thought it was a great idea. The proposal is to allow for minimum 500 SF homes only in specific areas such as Sky Hitch 1, 2, 3, and 4 and South Station 1 & 2 for example. Kayleen noted a covenant amendment is a very challenging process, and this question is an educational discussion process for future consideration. Owners were encouraged to take the survey at the following link: <https://forms.gle/1gQmgTMvmsNhiaHC9>

Proposed Community Center: Tom Watts provided an update for the proposed community center and the thoughts and considerations surrounding this potential project. At this point, the board is simply undertaking research and exploration to understand the requirements and associated costs. The property under consideration was recently appraised for \$550,000. The property as it exists is larger than needed, and the Board is planning to ask the owner if they would be willing to subdivide the property which is owned by Tri-State Electric. They are willing to sell but asked for the appraisal, seeking to sell at the appraised price. The board and owners are divided regarding the need for this facility. He noted that community property already owned by SPOA is not centrally located and would not be suitable and something closer to the population density makes more sense. There are enough funds to purchase the property; however, construction of the facility would have to either be postponed until the needed funds are rebuilt, enact a special assessment, or borrow the money.

Kate noted that people are divided on both sides of this issue, and she again asked owners to submit their responses within the survey provided earlier in the minutes. More information on these topics is available in the SPOA newsletter, and owners were encouraged to review the newsletter prior to responding to the survey, not just yes or no, but provides reasons for your response.

She noted that Tom has termed out and will be stepping down from the Board and thanked him for his 14 years of service on the Board of Directors. He will make himself available to continue to support the board and offer his consulting services. He will continue researching the proposed community center project.

Adopted Architectural Control Committee (ACC) Policies: Kayleen noted these policies are to provide consistencies for the committee members and noted the importance that owners be aware of these guidelines. Any exterior changes must be submitted to the ACC for approval and to contact the Manager to submit application or to find out if an application is needed. Owners were encouraged to visit the www.Stage-coach.com website to review the policies in their entirety.

Recently adopted ACC Policies:

- 2020-1B relating to the approval of new fences on properties without a residence.
- 2020-2 relating to the Procedures of the Rules Committee.

- 2020-3 relating to the Operation of Motorized Vehicles on SPOA common areas. Kayleen noted the overwhelming response from owners in favor of prohibiting motorized vehicles, and stated this policy has been adopted.

Recently proposed ACC Policies:

- 2020-4 related to the clearing of standing and fallen dead trees on a Lot. Owners who are experts on fire mitigation are especially encouraged to comment.
- 2020-5 relating to the storage of building materials and other items on a Lot. The Board is still gathering feedback and owners were encouraged to provide their comments to the Board and directly to Bryan Ayer, SPOA Manager.

Proposed policies are published in the newsletter and emailed to owners for review and input prior to anything being adopted. Owners were reminded to make certain their email address is current, so newsletters can be sent to you.

- Kayleen noted that a “failure to maintain” is already being enforced. The Covenants state everyone has a duty to maintain their property and part of that duty is to remove “junk,” and the Board is currently seeking to define what is considered “junk.” The enforcement process includes sending a letter to the owner, defining the junk that needs to be removed, and a request to remove those items within a specified time limit. If there is no response from that owner, another letter is sent with a specific date and time for them to respond. If the violation is still not cured, the member is offered a hearing where solutions are determined and possibly fines imposed. Owners were encouraged to contact Bryan Ayer with complaints regarding neighbors who they believe to be out of compliance.

Road Maintenance and Improvements Report: Walter Magill, engineer with Four Points Surveying and Engineering provided a presentation and summary of their current work on creating a SPOA Roads Master Plan for the Southern Subdivisions, noting the proposed estimate for this plan is \$43,500, however, he feels that the project will come under budget. The Board has approved up to \$35,000 at the May 16 Board meeting which includes first, mapping all the road areas, and then to evaluate the information and create a priority of the roadway system for critical areas in need of repair. The information he is generating will be inserted into a GPS program to help with determination of priorities. This information is in draft format at this time and will be available for comments. The plan is to have this information available for discussion at the August board meeting. Kayleen noted the Board’s desire is to create a committee for this project.

Wildfire Mitigation Efforts Continue: Sky Hitch III owners were sent a letter asking if they wanted to assume the responsibility and cost of clearing their lot or to have SPOA work on gathering bids to have this work done for several properties in hopes of getting better pricing. Sharon Kyle has composed some standard recommendations for cleanup and owners were encouraged to provide their comments. Members are being sought to join a Wildfire Committee and were encouraged to contact Bryan to state their interest. Recommendations available on the www.StageCoach.com website. The importance of establishing guidelines to keep the community safe was stressed.

Friendly Community Reminders:

- One trailer stored visibly outside of a structure on an improved lot became effective this spring.

- Routt County leash laws are in effect and owners are reminded to keep pets on a leash, in a fenced yard, or under voice and sight command.

An owner commented on the trailer limitation issue, stating the issue was misrepresented. Kayleen reminded owners that the original covenant stated no trailers were allowed to be stored outside of a structure on a lot, and this recent covenant change increased it to one trailer. The community survey was sent to all owners, and the majority of owners voted for one trailer. The covenant was adopted. Owners with strong opinions are again encouraged to attend the board meetings.

ACTION: After discussion, it was decided that a digital survey will be sent to all owners to continue getting feedback on this subject.

Stagecoach Master Trails Plan: The proposed Stagecoach Master Trails plan is ready for input. It was noted this plan is in the review phase and has not been adopted. This plan proposes future trails throughout the community. There is a specific survey link at <https://forms.gle/7c9auf2joABfpKT26> and a Dropbox link with maps of the proposed trails is available at: <https://www.dropbox.com/sh/0a4efx1zf4cjpzt/AAC03bKNUCrw5r1GcHOwdUXga?dl=0>

Owners are encouraged to review the plan and respond to the survey.

An owner noted that the winter trail has been groomed onto her property and is changing the topography of her land. She encouraged establishing a buffer zone between the trail and private property and to be aware of the property lines. Kayleen noted the board has discussed this issue in great detail and will ensure these issues are addressed. If owners are interested in forming a Trails Committee, they should contact Bryan Ayer.


ACTION: The owner was asked to contact Bryan so he can make sure it doesn't happen this winter.

Funds have been allocated for developing the plan only; no funds have been allocated for the project construction. The Board will be considering owner input as they decide which projects and specifics should be priorities for the future.

Treasurer's Report: Matt Kaufman provided a summary of the association's financial report.

The total assets at the end of December 2019 was \$618,592. This amount was comprised of \$96,988 in the checking accounts, \$318,346 in the Money Market account and \$203,258 in CDARS investment accounts. There is also \$152,182 of restricted road funds held for use in the Horseback, Morningside and South Shore subdivisions, which includes \$127,037 invested in CDARS investment accounts

The Operating income recognized from annual assessments through May 31 was \$46,396 of the \$111,531 Budgeted for 2020. Other income (i.e. fines, late fees, finance charges, etc.) was \$2,657 for a total income of \$49,053. Operating expenses for the same period totaled \$42,808. General expenses were comprised of Management Services, costs for the maintenance of the Nordic Trail and Board meeting costs. The Operating Fund Balance as of May 31, 2020 is \$6,245



The Project/Reserve income as recognized was \$69,594 of the \$167,100 budgeted for 2020. Whereas, the Project/Reserve Expenses totaled \$9,557 and was attributed to payments for the Trails Master Plan and \$400 in road Maintenance costs for the requested shared expense on winter pushback on Filly Trail.

Income for the Restricted Funds for Horseback, South Shore and Morningside reflects \$574 in interest income earned on funds held. The fund balance at the end of 2019 was \$440,503. The balance as of May 31, 2020 is \$500,540.

Matt Kauffman displayed charts reflecting on the breakdown of 2019 spending for operating and reserve costs to depict where assessments were spent.

The 2019 Assessment breakdown per lot was as follows:

- 41% of Assessments go to Operational items. Operational Expenses for 2019 totaled \$113,093 which include:
 - 73% management fees - \$83,000
 - 8% Communications, website and mailings - \$8,531
 - 6% professional banking services - \$6,300
 - 6% Parks and Trails - \$6,872
 - 5% HOA and board meetings - \$6,157
 - 2% utilities - \$2,235


The 2019 Reserve Spending breakdown per lot was as follows:

- 59% of Assessments go to Reserve items and savings. Reserve expenses for 2019 totaled \$118,645 which include:
 - 46% Road Maintenance - \$54,465
 - 18% wildfire mitigation - \$21,745
 - 15% governing documents – Covenant Changes - \$17,820
 - 10% Master Trails Plan - \$12,272
 - 3% Community Development - \$3,228
 - 3% Infrastructure – Cluster boxes, etc. - \$3,768
 - 3% Legal items - \$3,081
 - 2% Parks and Playgrounds - \$2,276

Management Contract Updates: A Request for Proposal (RFP) was distributed to every association management firm in Steamboat, and the Board is currently in negotiations for a new contract with Steamboat Association Management (SAM). It was noted that of all the management companies, only SAM was willing to submit a bid. A subcommittee was created to handle this RFP. Owners are welcome to ask questions regarding this RFP process.

Election of Board of Directors: There is one open seat on the Board and two Directors' terms expire at this meeting. Tom Watts has termed out and Matt Kaufman is stepping down and not seeking re-election. As a result, there are three open Board seats for 3-year terms.

- Brayden Jerde provided a brief bio and stated his interest in serving on the board. His priorities include inserting a bit of a culture change, stating he noticed owner comments regarding the



past plans. This place is being discovered and policies and resources need to be protected and valued.


- Eli Nykamp provided a brief bio and stated his interest in serving on the board. His priorities include being good stewards of the association's funds and listening to all voices.
- Julia Wallace stated she has lived in Stagecoach for many years in the southern subdivision. She feels that the Association is moving in a different direction than what was originally planned and the Board needs to think of ways to create a better environment for all.
- Marty Carrigan introduced himself and his wife Tammy, provided a brief bio and stated his interest in serving on the board. Priorities include the future development of Stagecoach, preserving the recreational nature of the community and being thoughtful of future projects and decisions related to growth. He noted witnessing many changes in the past 20 years since they've lived here and raised their children.
- Jess Gibson was not on the call and Kayleen provided her letter of interest and reviewed it for those present. Jess has owned in South Shore for 20 years.

The floor was opened for any additional nominations. There were none.

A link was provided for owners to vote. The new Board members will be reported prior to meeting adjournment.

Member Forum

- Bryant Scrafford asked about the retirement of the Morrison Creek Water and Sanitation facility plant and if the Board is participating in this process and associated costs. Kayleen stated the board has not been approached with any costs associated to the move. The Morrison Creek Board is working with the state regarding the replacement of the sewage treatment plant and the costs is in the millions. This will need be voted upon by the community regarding raising funds.
- Tom responded that Morrison Creek is an entity that has the ability to tax everyone, not just Stagecoach owners. It is anticipated they would use a ballot request for additional funding, not just ask SPOA for funds, and the voters would approve or disapprove. SPOA would not be responsible to collect funds from their project.
- An owner commented that there is a lot of conflict related to different desires for their individual subdivisions. It would be useful to do this same things for the number of allowed trailers and allow each subdivision determine this number. The minimum square footage limitations should also be determined by each subdivision. Surveys can provide what the neighborhood desires and the Board was asked to provide the ability for neighborhoods to determine these issues. Kayleen said specific neighborhoods can be named when doing surveys.
- Kent Zeidman stated he hopes the board focuses on responsible growth and development in accordance with the community in mind. Decision making by subdivision/neighborhoods is a good example of how to make decisions going forward.
- Frank Murphy asked if the annual fees will increase this year. Kayleen reported the annual assessment has a maximum annual assessment calculation of 3% based upon the original



assessment. The Board could increase the 2021 assessment up to \$131.52 annually and will need to discuss and decide by the November Board meeting.

- There was discussion regarding the number of proxies provided to Board Members, asking if it is appropriate for them to use these proxies when voting for new board members. It was noted that for previous elections, the president and the manger have not traditionally voted all of their proxy votes as it would influence the election and as a result had only cast one vote for themselves.
- Jeff commented on the excellent steps that Kayleen has taken in her role as Board President and is doing a great job representing the interests and goals of the membership.
- Kate noted the cost of amending covenants is at least \$10,000, and includes all amendments, whether it's one or several.
- Tavis Rogers asked again to re-open the trailer limitation discussion. Kayleen stated the first step is to send another digital survey to all owners to inquire of their interest in amending this covenant. Individual subdivision comments will be solicited. Kayleen stated there must be consistency in enforcing covenants, and all covenants must be equally enforced.
- An owner asked if this trailer issue could be skirted by defining, one horse trailer and one board and one utility. Kayleen noted there are many strong opinions regarding this issue. Great feedback, good questions; however, no solution can be resolved today. The survey will be sent.
- Kit Buell asked what the process is to propose a bylaw amendment. It was noted that the Association's Bylaws structure how the association functions and can be amended by a majority vote at an annual meeting. Covenants require a majority of the entire ownership to amend. Or, in the last process of Amending Covenants, if 67% of the ownership votes then a court can permit the Covenant change with a majority of those votes received.

Board of Directors Election Results: Bryan reported that he has verified the votes with the number of people in attendance and responding, and then cross-referenced with the original votes to ensure all the votes matched. He came within two votes. Bryan did not vote his proxies and Kayleen did not vote her proxies.

Results are as follows:

- Brayden Jerde received 120 votes
- Eli Nykamp received 136 votes
- Julia Wallace received 143 votes
- Marty Carrigan received 116 votes
- Jess Gibson received 38 votes
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New board members Brayden, Eli and Julia were congratulated and welcomed to the board.

Adjournment: There was a motion from Wayne Missaggia to adjourn the meeting which was seconded by Sydney Yapoujian. The annual meeting was adjourned at 12:27 pm.