

**STAGECOACH PROPERTY OWNERS ASSOCIATION**

Owners Informational Meeting and Feedback Session

Stagecoach Fire Station

April 8, 2017; 10:00AM

SPOA Board Members Present: John Troka (President), Art Fine, Barbara Houston, John DiNicholas, Tom Rashid and Zed Ogle

Governmental Agents Present: Libbie Miller (CPW and SPOA member), Kris Middledorf (CPW), Mike Mordi (Routt County Road and Bridge), Kathy McKinstry (BLM)

Management Present: Bryan Ayer, Association Manager for Steamboat Association Management (SAM).

Demographics of Owners Attending: 34 Total

South Shore members:	12
South Station Area:	2
Horseback:	2
Meadowgreen area:	5
Morningside:	3
Eagles Watch	3
Overland	2
Townhomes	2
Blackhorse area:	3

**Purpose of Meeting:**

The purpose of the meeting was to gather feedback regarding access to a Bureau of Land Management (BLM) parcel that borders SPOA common area as well private lots that lie at the top East corner of the South Shore Subdivision. Currently there is no designated and legal public access point to the BLM property in the South Shore area. However, the general public has created an illegal access point at this location resulting in increased traffic, illegal parking on the public roadways and private property, and trespassing on private property. To address some of these concerns, the BLM proposed a solution which involves creating a public access point in South Shore to their parcel. The proposed access point would cross a SPOA common area and lead to a parking area within the BLM parcel. The access proposal would require the Association to grant an easement to the BLM to allow the general public to cross the SPOA common area. The proposal would specifically address the issues of illegal parking and trespassing however the concerns of increased traffic would remain.

**Summary of Discussion:**

**Colorado Parks and Wildlife (CPW):** Chris Middledorf spoke mostly to the CDW's desire to maintain public accesses in the State of Colorado and to maintain a safe environment in those areas. Chris did confirm that owners witnessing inappropriate behavior by hunter's in the area should contact CPW

however they need to understand response times may be longer than expected depending on where their limited personnel are working at the time of the report.

**Routt County Road and Bridge:** Mike Mordi gave a summary of the public right of way on the South Shore Roads that are maintained by the county. He indicated the public ROW at that area in questions is on a curve and thus there is only one infinitesimally small point where the ROW touches the BLM property. As such, he indicated there is no useable public access point (This opinion is consistent with that provided to the Association by Four Points Engineering). Mr. Mordi also indicated that, per county regulations, there is no parking on county roads except in designated parking areas. He stated there are no such designated parking areas along the public ROWs in South Shore and therefore no legal parking on the ROWs in the area. Enforcement of illegal parking and/or trespassing would be with the Sheriff's Office.

**SPOA Owner Concerns with Public Access:** There were several owners opposed to providing a public access point in South Shore to the BLM parcel. Their main concerns were with the increased traffic that public access and a parking lot would bring, safety issues with hunting near a residential area, increased potential for wildfires, speeding through the neighborhood and enforcement issues with law violators.

**SPOA Owner Support for Public Access:** Concerns with the loss of public lands in general across the state of Colorado was discussed. In the recent past, the BLM sold off several small parcels to private owners around the area in order to buy a larger parcel in a different area. Libby Miller spoke to this and mentioned that this particular parcel was originally going to be part of that land sell off, but the then CDW worked hard to keep it as they felt it was a valuable piece of land for recreation. If the parcel is sold to a private owner, SPOA members and the public could lose access to and use of the area.

#### **Ideas to address concerns:**

In addition to the BLM's proposal, the following ideas were put forth by various members as part of the meeting discussion:

- Repair fence bordering BLM property that is currently down to dissuade unauthorized access
- Relocate access point to SPOA common area so that it no longer crosses private lot
- Barricade the area next to the public ROW to prevent on/off road vehicles traversing the private lot and SPOA common areas to gain access to BLM parcel.
- Add additional signage near entrance to South Shore and/or at current access point indicating no public access but directing the current legal public access points to the BLM parcel are located.
- Provide a SPOA members only access point and parking lot on SPOA common area.
- Provide SPOA members with "tags" for vehicles for identification as a SPOA member. Can be used to identify unauthorized vehicles in all areas of the community.

**Next Steps:** The Board will further discuss the BLM access issue at its next meeting on May 13, 2017. The meeting will begin at 9:00am and will take place in the 2<sup>nd</sup> floor conference room at the Resort Group Building at 2150 Resort Drive. As with all Board meetings, all SPOA members are welcome to attend. Members will have an opportunity to address the Board at the meeting prior to any action being taken on this issue. For those members unable to attend, they may send their written comments to the association manager Bryan Ayer for inclusion in the Board meeting materials.

**The Meeting was adjourned at 1:00 PM**

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