

STAGECOACH PROPERTY OWNERS ASSOCIATION

Meeting of the Board of Directors

Teleconference Meeting

Steamboat Springs, Colorado

September 21, 2015

Members Present: John Troka (President), Tom Rashid (Vice President), Art Fine, Zed Ogle, Tom Watts and Barbara Houston. Brad Church joined at 7:50 p.m.

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

As a majority of the number of Directors shall constitute a quorum for the transaction of business, with 6 members present at the start of the meeting a quorum was established.

John Troka called the meeting to order at 7:02 p.m.

Old Business

Board Vacancy: There was an election tie for the third vacant Board seat at the annual meeting. The Board seat to be filled is the one previously held by Ben Mahrle who resigned effective the date of the annual meeting. There is one year remaining on this Board seat's 3 year term (term expires in 2016). Per the Association's bylaws, "In the event of death, resignation, or removal of a Director, his successor shall be selected by the remaining Members of the Board and shall serve for the unexpired term of this predecessor." As such, the 8 current members of the Board need to select an individual to fill the remaining position. Larry Wilson, Mark Nichols and Greg Fox expressed their interest for the position. A vote was held.

MOTION: Zed Ogle made a motion to appoint Larry Wilson to fulfill the rest of the term previously held by Ben Mahrle. Art Fine Seconded. The Motion passed unanimously.

Lot Consolidation Process: There was discussion concerning the ongoing process of simplifying the Routt County consolidation process. In discussions with the County, the County has expressed its willingness to consider a new zone district(s) for Stagecoach and/or possibly changing the existing zone district standards to allow onsite wastewater treatment systems on specifically zoned lots of 5 acres or more. There has also been discussion concerning approval processes and the fees associated with the lot consolidation process. The County has asked for the Association's input on several of these items. No motions were made.

South Routt County Development Group: John Troka has met with a group of local governmental and agency leaders to discuss how to best promote and support growth in South Routt County. Two items came out of the initial meeting. First, the school district is very interested in pursuing development of their property at Stagecoach. Initial thoughts are to build a multi-purpose community building which could be used by multiple entities. The second item involves the expansion of some data collection and planning activities that the school district recently completed. There was discussion on the benefits of working with this group and the value it could receive from helping fund the planning grant.

MOTION: Art Fine motioned to approve \$3000 to help fund and matching fund DOLA planning grant for the South Routt Development Group. Tom Watts seconded the motion. The Motion passed unanimously.

High Cross Covenants: John Troka indicated the Association has been approached by an attorney representing a group of High Cross owners seeking to amend the High Cross covenants. At this point the attorney is seeking to understand the process by which the owner's she represents could bring forth the covenant change proposal for ultimate presentation to and voting by the High Cross owners. The attorney has indicated that one of the principal changes they would like to propose is removing SPOA as the managing entity for High Cross and replacing it with a subdivision specific HOA. If successful, this would effectively remove the High Cross subdivision from SPOA. There are a variety of legal and financial issues associated with this type of change which still need to be investigated and discussed but the Board agreed to wait on incurring time and costs until a formal request is presented to the Association. No Motions were made.

Morrison Creek Water and Sanitation: John Troka provided an overview of discussions he had with Routt County and his investigation into the Colorado's Special District Act. The Special District Act is the state law governing the formation and operation of districts such as Morrison Creek. The purpose of the discussion and investigation is to determine if there are opportunities within the state law to seek additional information from Morrison Creek relative to its plans to fulfill its commitments under the service plan approved by Routt County 40+ year ago. John indicated additional research and discussion was needed and he would keep the Board updated. No Motions were made.

Acquisition of multi-purpose utility tractor: Board member Zed Ogle had arranged for an on-site trial of a large multi-purpose tractor to demonstrate its capabilities and possible uses. Zed and Board Member John DiNicholas used the tractor for several days to perform a variety of tasks including light to medium road maintenance. The tractor can be fitted with a variety of attachments including a snow plow, snow blower, brush hog (mower), front end loader, scraper blade, etc. This piece of equipment is very versatile and capable of performing a variety of tasks throughout the community (i.e. road maintenance, snow removal throughout community including townhouse communities, fire mitigation, etc). The cost to acquire this tractor would be approximately \$100,000 and current financing programs provide interest free borrowing. In addition to the acquisition cost, there would be ongoing operating, maintenance, insurance and storage costs. There would also be a need for a designated operator(s) which would also have an accompanying cost. This would be a significant investment and the Board requested a costs/benefit analysis be prepared to help assess if it is something the Association should pursue. John Troka will work with Zed Ogle to gather information and prepare this analysis for discussion at a future Board meeting. No Motions were made.

The Meeting was adjourned at 9:00 p.m.