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## President's Message

By John Troka

While many of us our hoping for a strong close to another winter ski season, it is clear from the warmer temps and longer days that Spring in the Rockies is quickly approaching. With the Spring we typically see an increase in member requests for approvals to develop and approve their lots.

Last fall the Colorado Division of Water Resources ("CDWR") cast a cloud on future lot development in our community with their suspension of water well permitting in Stagecoach. Given this and the uncertainty that came with it, Morrison Creek Metro Water & Sanitation District (the "District") suspended issuance of sealed sanitary vault permits.

I am pleased to tell you that the moratoriums on issuing water well and sealed sanitary vaults have now been rescinded. All owners in Stagecoach subdivisions not currently served by the centralized water and sanitation systems can once again apply for and obtain a water well permit from the CDWR and a sealed sanitary wastewater vault permit from the District. To make a long story short, the CDWR completed a review of the well permitting process in the over-appropriated Yampa River basin and determined that property owners within the District's boundaries still can receive an exempt water well permit for household use if the permit request is agreed to by the District. With CDWR's newly documented position on water well permitting completed, the District lifted its moratorium on the issuance of sealed sanitary wastewater vaults. Essentially the well and vault permitting process in place prior to CDWR's review remains the same with only some minor procedural differences that do not impact an owner's ability to obtain the permits.

If you would like to read additional information on the CDWR's recent actions and their final position on the issuance of individual on-lot water well permits in Routt County, we have posted this information on our website at www.stage-coach. com. On the website you will also find the notice received from the District's attorney indicating the moratorium on the issuance of sealed sanitary wastewater vaults was rescinded and outlining the procedural changes they are implementing in the permitting process.

In our last newsletter we highlighted some proposed projects at Stagecoach State Park which are of interest to our members as they impact activities on the south shore of Stagecoach Lake. These projects continue to move forward. The first is the addition of a trailhead and parking area that will be accessed via the public roads in South Shore. The trailhead will allow users to gain access to the State park and the BLM property to the east of the South Shore subdivision. The proposed trail into the BLM property has been flagged for those interested in seeing the planned route. The other project involves the conversion of the Morrison Creek boat ramp into an exclusive non-motorized watercraft ramp area. As a part of this conversion, they are proposing additional picnic tables and new beach area. The current plan also includes a

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#### President's Message • Continued from Page 1

shore line storage area for the boats of the Steamboat Yacht Club. While we continue to encourage the State Park to conduct some community outreach regarding these projects, it is unclear at this point if they will do so. As such, I am recommending all members interested in these projects and/ or those with questions and concerns contact Andrew Dean, Senior Park Ranger at the Stagecoach State Park. Mr. Dean can be reached by phone at (970) 736-2436 or by email at *Andrew.dean@state.co.us*.

As we plan for the summer season, the Association will continue to focus its time and resources on expanding the community trail system; establishing and maintaining access to owner lots and addressing the ever-present wildfire dangers in our community. We are also moving forward with preparing two covenant amendment proposals for the membership to discuss and begin voting on at our upcoming annual meeting. The first proposal will change the current restriction on pets to allow for horses, pack animals, chickens and possibly other animals to be kept, with restrictions, on lots within the community. The second amendment will address the parking and storage of trailers on lots outside of an enclosed garage. Currently our covenants prohibit the parking and storage of any trailer outside of an enclosed garage. This covenant is the most often violated with a recent inspection revealing almost one-third (1/3) of owners of developed lots having one or more trailers parked in the open. Our recent member survey showed a good level of interest and support for changes to both of these covenants.

This summer we also intend to hold our annual member's meeting physically within the Stagecoach community. It

has been quite some time since this last occurred and we encourage all members to save the date Saturday July 21, 2018 for this event.

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For additional details on the activities and actions of the Association, I encourage all members to read the meeting minutes from the Board's quarterly meetings. You will find our meeting minutes in our newsletters and on our website.

Finally, I want to share with you some leadership changes for the Association. Seann Conway and Zed Ogle recently resigned their positions on the Board of Directors as both have sold their properties in our community. Zed has served on the Board since his election in 2015. Seann was elected to serve on the Board and as our Treasurer at our annual meeting in 2017. We appreciate the time and effort both gentlemen have contributed in service to our Association. Please also join me in congratulating Matt Kaufmann on being elected to serve as the Association's new Treasurer. I look forward to working closely with Matt in his new role and want to thank him for his ongoing commitment to actively serve the Association and our community.

With two vacancies on our Board, we are once again looking for members interest in becoming involved and engaged in making our Association and the Stagecoach community better. If you are interested in serving as a Board member and would like additional information, please contact our Community Manager Bryan Ayer at (970) 875-2810 or *bAyer@steamboatassociations.com*. You may also contact myself and/or any of the current Board members who are pleased to talk with you about serving on the Board. Our contact information can be found on page 13 of this newsletter and on our website.

Have a great Spring!



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## Don't forget to pay your 2018 Annual Assessments

Thank you to all our members who have promptly paid their 2018 annual assessment. If you have not already done so, we encourage you to remit payment for your 2018 annual assessment. The annual assessment is used to promote the recreation, health, safety and welfare of property owners in the Stagecoach community and for the improvement and maintenance of the Stagecoach common areas. For 2018 the Association's annual assessment is \$120 for each lot and provides the operating and project/reserve funds of the Association.

The annual assessment is invoiced one time and is due on January 1st of each year. Assessments not paid within 30 days of the due date shall incur a finance charge on the outstanding balance. Additional information on the collection of unpaid assessments can be found in the Association's Responsible Governance Policy documents, a copy of which are available online at *www.stage-coach.com*.

If you did not receive your 2018 annual assessment notice and invoice or you need a copy, please call the Association's community manager Bryan Ayer at (970) 875-2810 or email him at: *bAyer@steamboatassociations.com*.

### Call for Candidates to Serve on the Association's Board of Directors

The Association currently has two open positions on its Board of Directors. If you're an energetic and enthusiastic member of the Association and interested in serving the Stagecoach community, please consider standing as a candidate for the Association's Board of Directors. Each year, the terms for three of nine Board seats expire and these positions are filled by an election of the members of the Association. Board members are elected to serve for a threeyear term and can be elected to serve to consecutive terms. The Board may also appoint members to fill vacancies on the Board.

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The first Board vacancy is a position which term expires at the upcoming annual meeting in July. Given the short time before this meeting, the Board has chosen to forego appointing a member to serve the remainder of this term and rather is seeking candidates who will stand for election for this and the two other Board seats whose terms expire at the 2018 annual meeting.

The second vacant Board position has approximately two years remaining on a three-year term which expires at the annual meeting in 2020. The Board would like to appoint a member to fill this vacancy as soon as possible and is seeking candidates interested in an appointment to fill this position.

If you have a passion for our community and would like to actively participate in the strategic planning and management of our Association as a Board member, please contact our Community Manager Bryan Ayer at 970-875-2810, *bAyer@ steamboatassociations.com* for additional information. You may also contact any of the current Board members who are pleased to talk with you about serving on the Board. The Board's contact information can be found on page 13 of this newsletter and on our website.



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### Association Owned Lots for Sale

The Association recently acquired two lots within the Stagecoach community through foreclosure actions against members significantly delinquent in the payment of their annual assessments. The Association will be offering these lots for sale for to the public but is giving members an early opportunity to purchase them. The two lots to be sold are:

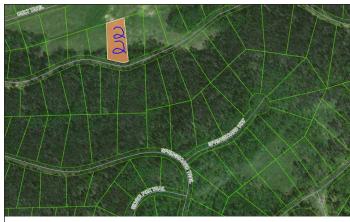
### Lot 95 in Overland Lot 22 in South Station II

If you are interested in learning more about these lots and/ or would like to make an offer to purchase, please contact the Association's Community Manager Bryan Ayer at (970) 875-2810 or email him at *bAyer@steamboatassociations.com*. Members have until Friday, May 11, 2018 to make an offer. After the deadline, all offers received will be reviewed and considered by the Board. If no adequate offers are received, the lots will be offered for sale to the public.



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Lot 95 in Overland



Lot 22 in South Station II

## **Stagecoach Property Owners Association Lodging Benefit**

Steamboat Association Management is proud to serve the Stagecoach Property Owners Association. As a benefit of SAM management, SPOA members enjoy *special savings on vacation rentals* at our sister companies. Simply enter promo code *RGVIP18* at the time of booking, or mention it when you call (800)525-2622.







Use promo code RGVIP18 for an extra 10% OFF lodging at Steamboat Association Management sister companies

### Stagecoach Property Owners Association Balance Sheet - As of 12/31/2017 Fiscal Year 2017 (Jan 2017 - Dec 2017)

\*\*\* PRELIMINARY \*\*\*

	1	2/31/2017	1:	2/31/2016	Cha	Notes	
Assets							
<u>Current Assets - Cash</u>							
Checking Account	\$	98,564	\$	47,232	\$	51,332	
Money Market Account		223,799	\$	243,500		(19,701)	
Restricted Funds - Money Market		157,066	\$	157,850		(784)	
Total Current Assets - Cash		479,430	\$	448,582	\$	30,848	
Current Assets - Accounts Receivable	\$	231,370	\$	161,436	\$	69,934	(1)
Current Assets - Prepaid Expenses	\$	1,604	\$	1,590	\$	14	(2)
Fixed Assets							
Equipment/Improvements	\$	46,892	\$	46,892	\$	-	
Accum Depreciation - Equipment/Improvements		(43,126)	\$	(43,126)		-	
Net Equipment/Improvements		3,766	\$	3,766	\$	-	
Land/Other (non-depreciable)		2,330	\$	2,330		-	
Total Fixed Assets		6,096	\$	6,096	\$	-	
Assets Held for Sale - Acquired Lots	\$	9,438	\$	-	\$	9,438	(3)
Total Assets	\$	727,937	\$	617,704	\$	110,233	
Liabilities & Member's Equity							
Liabilities							
Accounts Payable	\$	10,844	\$	3,598	\$	7,245	
Prepaid Operating Assessment		270	\$	346		(76)	
Pre-billed Assessments (2018)		267,000	\$	211,565		55,435	(1)
Other Liabilities		-	\$	-		-	
Total Liabilities		278,113	\$	215,509	\$	62,604	
<u>Member's Equity</u>							
Member's Equity - Operating	\$	28,853	\$	19,626	\$	9,227	
Member's Equity - Project/Reserve Funds		263,912	\$	224,719		39,193	
Member's Equity - Restricted Funds		157,059	\$	157,850		(790)	
Total Member's Equity		449,824	\$	402,195	\$	47,629	(4)
Total Liabilities and Member's Equity	\$	727,937	\$	617,704	\$	110,233	

#### NOTES:

(1) Reflects recognition of the billed 2018 annual assessments. Billed assessments amounts are recognized on a pro-rata basis throughout the year.

(2) Reflects annual insurance premiums paid but recognized on a pro-rata basis over the term of the policy.

(3) Reflects value of two lots acquired via foreclosure of past due assessment liens.

(4) Change in Total Member's Equity . . . .

Net Operating Surplus(Deficit)	\$9,227
Net Project/Reserve Surplus(Deficit)	\$39,193
Net Restricted Road Fund Surplus(Deficit)	(\$790)
Net Change in Member's Equity	<u>\$47,629</u>

2/13/2018

YTD Income Statement - Operations - For the 12 months ended 12/31/2017

Fiscal Year 2017 (Jan 2017 - Dec 2017)

	*** PRELIMINARY ***											
		YTC	of 12/31/	201	7			F	Y2017		Notes	
Operating Income		Actual		Budget	v	ar H/(L)		Budget		′ar H/(L)	YTD Actuals as % of Budget	
Operating Income	•	05 750	•	04.050	•	4 400	•	04.050	•	4 400	404 500	
Net Member Assessments	\$	95,758	\$	94,350	\$	1,408	\$	94,350	\$	1,408	101.5%	
Net Other Income		6,702	\$	5,650	\$	1,052	\$	5,650	\$	1,052	118.6%	
Total Operating Income	\$	102,460	\$	100,000	\$	2,460	\$	100,000	\$	2,460	102.5%	
Operating Expenses												
Association Management Fees	\$	64,768	\$	64,800	\$	(32)	\$	64,800	\$	(32)	100.0%	
Professional Services - Accounting		2,825		3,500		(675)		3,500		(675)	80.7%	
Professional Services - Legal		5,174		5,000		174		5,000		174	103.5%	
Professional Services - Other		215		500		(285)		500		(285)	43.1%	
Bank Charges		162		250		(88)		250		(88)	64.7%	
Insurance		1,519		5,750		(4,231)		5,750		(4,231)	26.4%	(1)
Maintenance & Repairs		6,257		7,000		(743)		7,000		(743)	89.4%	
Meeting Costs		5,337		5,000		337		5,000		337	106.7%	
Communications		5,729		5,500		229		5,500		229	104.2%	
Office/Admin Expense		422		1,000		(578)		1,000		(578)	42.2%	
Utilities		823		1,700		(877)		1,700		(877)	48.4%	(2)
Total Cash Operating Expenses	\$	93,233	\$	100,000	\$	(6,767)	\$	100,000		(6,767)	93.2%	
Operating Surplus/(Deficit)	\$	9,227	\$	-	\$	9,227	\$	-	\$	9,227	-	

Member's Equity - Operating	
Beginning Balance	\$ 19,626
Operating Surplus/(Deficit)	9,227
Transfers (to)/from Project/Reserve Equity	-
Ending Balance	\$ 28,853

### NOTES:

(1) Reflects renegotiated insurance coverage and refund of previosuly paid premiums

(2) Significant expense to occur in 4th quarter with production and mailing of annual assessment statements.

(3) Reflects rediced irrigation of Coyote Run park due to conservation efforts and favorable weather.

SPOA

YTD Income Statement - Project/Reserve/Restricted - For the 12 months ended 12/31/2017

Fiscal Year 2017 (Jan 2017 - Dec 2017)

					*	** PRELIMI	NAR	Y ***					
		YT	D as	of 12/31/201	7		FY2017						
		Actual		Current horizations	١	/ar H/(L)		Original orecast	١	/ar H/(L)	YTD Actuals as % of Authorized		
Project/Reserve Funds													
ncome													
let Member Assessment	\$	112,278	\$	112,979	\$	(701)	\$	112,979	\$	(701)	99.4%		
nterest Income - Project/Reserve Funds	\$	299		300		(1)		300		(1)	99.7%		
Other Income Total Income	\$	- 112,577	¢	- 113,279	đ	- (702)	\$	- 113,279	¢	(702)	<u>-</u> 99.4%		
Total income	φ	112,377	φ	113,279	φ	(702)	φ	113,279	φ	(702)	99.4%		
<u>Expenses</u> Community Development	\$	_	\$	10,000	\$	(10,000)	\$	7,500	\$	(7,500)	0.0%		
Common Area Improvement/Mtce		18,636		27,359		(8,723)		28,359		(9,723)	65.7%		
community Infrastructure		2,422		2,500		(78)		5,000		(2,578)	48.4%		
overning Document Enforcement & Mtce		38		22,185		(22,147)		14,185		(14,147)	0.3%		
Road Improvement/Mtce		24,530		21,750		2,780		48,250		(23,720)	50.8%		
Vildfire Mitigation		27,382		34,475		(7,093)		22,500		4,882	121.7%		
egal Projects		376		20,000		(19,624)		-		376	-		
Capital Assets/Equipment Acquisition		-		-		-		-		-	-		
Depreciation of Capital Assets		-		3,000		(3,000)		3,000		(3,000)	0.0%		
Total Reserve/Project Expenses	\$	73,385	\$	141,269	\$	(67,884)	\$	128,794	\$	(55,409)	57.0%		
Project/Reserve Funds - Excess Rev/(Exp)	\$	39,193	\$	(27,990)	\$	67,183	\$	(15,515)	\$	54,708	•		
Member's Equity - Project/Reserve Funds Beginning Balance Project/Reserve Funds - Excess Rev/(Exp)	\$	224,719 39,193											
Transfers (to)/from Operating Account Ending Balance	\$	263,912	-										

		YTI	) as	of 12/31/201	7				Notes		
Restricted Funds		Actual	Current Authorizations		v	ar H/(L)	riginal recast	Var H/(L)		YTD Actuals as % of Authorized	
Income Interest Income - Restricted Funds	\$	157	\$	200	\$	(43)	\$ 200	\$	(43)	78.7%	
Expenses											
Horseback	\$	-	\$	-	\$	-	\$ -	\$	-	-	
Morningside	\$	477		3,000		(2,523)	-		-	-	(2)
South Shore	\$	471		3,000		(2,530)	 -		-		(2)
Total Expenses	\$	948	\$	6,000	\$	(5,052)	\$ -	\$	-	-	
Restricted Funds - Excess Rev/(Exp)	\$	(790)	\$	(5,800)	\$	5,010	\$ 200	\$	(43)	-395.2%	
Member's Equity - Restricted Funds											
Beginning Balance Project/Reserve Funds - Excess Rev/(Exp) Ending Balance	\$ \$ <b>\$</b>	157,850 (790) <b>157,059</b>									

#### NOTES:

(1) 2017 depreciation expense to be booked as closing entry at end of fiscal year.
(2) Reflects legal costs to petition court to allow use of excess road funds for other infrastructure projects in these subdivisions.

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2/13/2018

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## Remember to License your Stagecoach Pet

All dogs and cats in Routt County are required by law to be licensed yearly. All 2017 Routt County dog and cat licenses expired on December 31st, and new 2018 licenses are available for purchase. To license a pet, owners will need a certificate of vaccination to prove their pet has up-to-date rabies vaccinations. The price for the yearly license is \$5 for altered animals or \$25 for unaltered animals. Licenses can be purchased at the Routt County Humane Society, Mountain Peaks Veterinary Hospital, Mount Werner Veterinary Hospital, Pet Kare Clinic and Steamboat Veterinary Hospital.

Stagecoach pet owners are also reminded that Routt County regulations prohibit dogs from running loose of an owner's property, barking incessantly, and chasing or disturbing the areas wildlife. Owners having these types of problems with pets around their property should file a report with the Routt County Sheriff's office at (970) 879-1090.

As a pet owner, please be mindful of these regulations, respect your neighbors and avoid an unnecessary visit from the Routt County Sheriff.

### South Routt Library District

PUBLIC LIBRARIES ARE TOTALLY AWESOME TAKE TIME OUT OF YOUR BUSY SCHEDULE TO STOP BY

**Oak Creek:** M/W/F - 10 AM-5 PM Tue - 3-7 PM Thu/Sun - Closed Sat - 10 AM-2 PM Phone: 970-736-8371

### Yampa:

Mon/Tue - 10 AM-5 PM Wed/Sun - Closed Thu - 3-7 PM Fri - 10 AM-4 PM Sat - 10 AM-2 PM Phone: 970-638-4654

## Stagecoach Neighborhood Grant Program

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The Stagecoach Property Owners Association is excited to announce creation of the neighborhood grant program. We believe that our community members are our most valuable resource and it is our goal to promote positive neighboring activities and neighborhood revitalization by providing financial assistance through neighborhood grants. Grants from \$25 to \$500 are available for eligible projects.

### Eligible activities may include:

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

### Ineligible activities include:

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

Grants will be evaluated based on the following criteria:

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

### Grant Terms and Conditions

• Grants will be awarded two times in 2018.

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### Grant Program • Continued from Page 8

- Deadlines are June 1st and August 15th.
- Applications submitted after the event/activity has occurred will not be considered.

- All grants must be utilized for projects benefiting the entire neighborhood.
- Grants must be submitted by neighborhood residents or HOAs.
- No more than \$500 will be granted to a neighborhood in a calendar year. A neighborhood will be considered an area no smaller than 500-foot radius from grant recipient's address for this purpose.
- Signed permission is required if event is held on private property; see application.
- Receipts and an evaluation must be submitted to the Association within 2 weeks following program or event. If you fail to turn in these items, you may be ineligible to apply for future grants.
- Please note: Grant monies cannot be paid to an Association or Steamboat Association Management employee.

Applications for the neighborhood grant programs can be found on the Association's website at www.stage-coach.com. You may also contact our Community Manager, Bryan Ayer, with questions or comments. He can be reached at 970-875-2810 or *bAyer@steamboatassociations.com*.

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## **School District Notice**

If you have a child who will be starting Kindergarten at South Routt Elementary next fall and he/she is not enrolled in the SoRoCo Preschool please either call Lori Lombardi at the elementary school (638-4558) or email *llombardi@southrouttk12.org*. In order to start kindergarten children must be 5 years old before October 1, 2018. Thank you.



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## 2018 Stagecoach Real Estate Update

By Rebecca Bailey, Town & Country Properties

Stagecoach sales since the beginning of the year have been slow, with only 1 closing of a single family home in South Shore. Another 3 homes are currently under contract, and our inventory is showing 16 active listings. The actives range in price from \$399,000 in Red Hawk to \$2,835,000 for a home on 301 acres in Greenridge.

There are currently no townhomes or condos for sale. Two Stagecoach townhomes were on the market, and both went pending in under two weeks! Vacant lots are plentiful, with 85 active listings, ranging from \$4,800 to \$5,950,000 (2203 acres). Since January there have been 4 sales of lots, with another 4 pending. With the moratorium lifted on the wells and vaults, we expect to see activity pick up as we get closer to summer.

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Limited inventory throughout the county is pushing prices higher, as there continue to be more buyers than properties. Stagecoach and other outlying areas still have attractive pricing as compared to Steamboat Springs, making NOW the perfect time to sell!

If you would like more detailed information, please feel free to contact our office.

Information provided is from the Steamboat Springs MLS. It is deemed accurate, but not guaranteed. Statistics are through December 20, 2017.



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## **Possible Tax Benefits For Wildfire Mitigation**

Individuals, estates and trusts may claim a subtraction on their Colorado income tax returns for certain costs incurred in performing wildfire mitigation measures on their property within Colorado. The subtraction is equal to either 50% or 100% (depending on the tax year) of the qualifying costs for performing wildfire mitigation measures. The total subtraction a taxpayer can claim per tax year is limited to \$2,500.

In order to qualify for the subtraction, the taxpayer must have a qualifying ownership interest in the private land upon which the wildfire mitigation measures are performed and fall under certain criteria. The subtraction is allowed for the actual out of pocket expenses incurred and be paid by the taxpayer primarily for wildfire mitigation measures. Some activities that would qualify would be work that creates a defensible space around structures, establishing fuel breaks and the thinning of woody vegetation for the primary purpose of reducing risk to structures from wildland fire.

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For more information on requirements and qualifications please go to: http://www.colorado.gov/pacific/sites/default/files/Income65.pdf

For other information, you can contact the Wildfire Information Resource Center at: https://www.colorado.gov/ pacific/dfpc/wildfire-information-resource-center or the Colorado State Forest Service at: https://csfs.colostate.edu/ wildfire-mitigation/



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### Committee Members Needed Get Involved

The Stagecoach Property Owners Association is an organization that has many opportunities to be involved. There is of course a Board of Directors and there is the ACC Committee, however the Board would like to have property owners involved as much as possible and thus help is needed in several areas. Please contact your Association Manager if any of the following possible committees sound of interest to you.

### **NEWSLETTER COMMITTEE**

Develop articles, artwork and editorials for publication in the newsletter

### COMMUNITY DEVELOPMENT COMMITTEE

Development of ideas to benefit the community of Stagecoach such as picnics and fireworks

### NOMINATING COMMITTEE

For the purpose of nominating candidates for the Board election at the annual meeting

In the future we expect additional opportunities such as serving on a road and/or an infrastructure committee. Since SPOA encompasses a large area and many individual property owners, there must be individuals with an array of expertise, talents and life experiences. If you could contribute some energy and time to help out it would be greatly appreciated.

## Stagecoach Express Advertising Rates

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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 2019) 2890 Majestic View Dr, Timnath, CO 80547 jtroka@msn.com

### **Vice-President**

**Rob Walker** (*Term-ends July 2018*) 22636 Commanche Road, Oak Creek, CO 80467 walker.rob.1973@gmail.com

### Secretary

John DiNicholas (Term-ends July 2019) 33225 Ramuda Trail, Oak Creek, CO 80467 johndinicholas@hotmail.com

### Treasurer

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

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**Tom Watts , Current ACC Chairman** (*Term-ends July 2017*) 31675 Shoshone Way Steamboat Springs, CO 80467 *ttwatts@comcast.net* 

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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 bAyer@steamboatassociations.com** 970-875-2810

### STAGECOACH PROPERTY OWNERS ASSOCIATION

Meeting of the Board of Directors Resort Group Conference Room Steamboat Springs, Colorado February 17, 2018

Board Members Present: John Troka (President), Rob Walker (Vice President), John DiNicholas (Secretary), Tom Watts, Vicky Weber and Matt Kaufmann.

Management Present: Bryan Ayer, Association Manager

Owners and Guests Present: Bob and Holly Harker – Lot 23 South Shore Josie Tolan – Lot 3 NYP Corky Fisher – Lot 27 Black Horse I Artine Yapoujian – Lots 20,33,34,173 South Shore Jeff Rachwitz – Lots 134,135,136,147,148 Sky Hitch Bryant Scrafford – Lots 44/45 Black Horse II

John Troka called the meeting to order at 9:00 am.

With 6 Board Members attending, a quorum was present. Prior to the meeting, Seann Conway and Zed Ogle resigned their positions on the Board as they have sold their Stagecoach properties and are no longer members of the Association and therefore can no longer serve as Board members.

### **Approval of Board Meeting Minutes and Ratifications:**

<u>Approval of November 18, 2017 Board Meeting Minutes</u> **Motion:** Tom Watts moved to approve the minutes as amended. Rob Walker seconded. The Motion passed without dissent.

### Member Comments:

There were no member comments at this time that did not reflect what is already on the agenda.

In the interest of addressing topics of concern by those owners in attendance early in the meeting, the sequence of items on the Agenda was adjusted.

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### Old Business:

<u>Water Well Permitting – Colorado Division of Water Resources & Morrison Creek:</u> The Colorado Division of Water Resources (CDWR) has issued a letter to clarify their position regarding the issuance of individual on-lot water well permits within subdivisions in Routt County. The letter, coupled with subdivision platting dates and stream over-appropriation dates, serves as a guide to what types of well permits may be issued for subdivisions within Routt County, including the Stagecoach area.

The letter was addressed to the Routt County Planning Department and distributed to SPOA, Morrison Creek and the Real Estate community. In Summary, the State Engineer's Office evaluated the conditions under which certain subdivisions were created and took into consideration the fact that that they have no record that a water supply plan was referred to the State Engineer's Office at the time the subdivisions within Routt County were created. They considered what the likely approach would have been for a water supply plan for these subdivisions and as a result will allow the issuance of well permits under limited conditions guided by the allowances in the letter.

Although the CDWR will continue to issue well permits under limited conditions, currently Morrison Creek Water and Sanitation Department (MCWSD) still has a moratorium on vault permits. Tom Watts and the manager Bryan Ayer attended the MCWSD meeting on February 15, 2018 to gather information on how the MCWSD will proceed.

Moving forward, Tom Sharp, the District's Attorney, will draw up a draft document which will be an acknowledgement/consent form for applications, that in conjunction with the existing Lot owner agreement, will allow for the moratorium on wells to be lifted. Once the Lot Owner Agreement is completed by an applicant along with the \$14,000 vault deposit, Morrison Creek will send the well application off to the CDWR for approval, however they will not sign the document until it is approved by CDWR and thus a building permit cannot be approved without Morrison Creek signing off. Once the document is received back from the CDWR and signed off by Morrison Creek, the applicant is required to obtain a single-family dwelling building permit and ISDs Permit for the lot within six (6) months and needs to complete the construction of a residential foundation which has passed inspection within one (1) year. They also are required to drill the well within two (2) years. If these deadlines are not fulfilled the Lot Owner agreement becomes null and void.

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<u>Morningside/South Shore Road Settlement Agreement:</u> At the November 18, 2017 meeting, the Board agreed to retain legal counsel to petition the District Court to modify the terms of the original Morningside/South Shore road settlement agreement. Specifically, the Board is seeking Court approval to allow use of the restricted road funds for other infrastructure projects within these subdivisions. This would make the Morningside/South Shore agreement consistent with the provision with the Horseback road settlement agreement allowing this flexibility. Hindman Sanchez has prepared a draft of the petition to John Troka and the Community Manger for review and feedback. John has identified some adjustments and changes and will follow up with the firm to have these made prior to filing with the court.

### State Park Projects:

1) Trailhead and Parking Area from New Trail into BLM property: At the November 18, 2017 meeting the Colorado Parks & Wildlife presented a proposal for a new multi-use trail that connects with the BLM parcel via the Elk Run Trail near the Stagecoach Dam. The proposal also includes a new parking area on land owned by the Upper Yampa River Water Conservation District located on the south shore of the State Park at the termination of Arapahoe Road. Since that meeting the potential trail location has been flagged.

There is concern from some of the Board as well as owners in attendance at the meeting regarding increased traffic that the potential parking lot will bring through the South Shore development and the impact it will have on lots and homes along the Routt. Currently on the plat is an unbuilt section of Uncompany from the northern intersection of Arapahoe Rd to the same termination point on Arapahoe Road near the south shore of the reservoir. This unbuilt segment is predominately surrounded by platted common area versus the residential lots that exist along Arapahoe.

**MOTION:** Tom Watts made a Motion to notify the State Park that if they pursue the parking lot in South Shore that traffic be routed away from existing homes and preference would be to have the Park and/or Routt County construct the platted but unbuilt section of Uncompany Road. Matt Kauffman seconded the Motion. The Motion passed without dissent.

2) Morrison Boat Ramp Day Use Area: The State Park is still working on proposed changes to the day use area. As of this meeting they don't have any solid financial costs, however a map of the proposed changes, including on shore boat parking for the Steamboat Yacht Club, a swim platform, new trails, new sand beach and swim area and raised picnic pads with tables and BBQ boxes. The State Park will be looking to SPOA to see if they would like to help financially with some of the cost of the overall project or any particular part of the project. The Board would need more specifics of costs in order to make any determination on such request.

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In general, the Board strongly believes the State Park needs to engage in more community outreach on both of these projects and consider the public's feedback in their decision making. This Association will continue to reiterate this position in its discussion with park officials on these and future projects.

<u>Covenant Amendments</u>: The Board reaffirmed its intention to move forward with proposals to amend the Association's covenants to: (1) allow for horses, chickens and /or other animals; and (2) to address the prohibition from the parking and storage of all trailers outside of an enclosed garage. It is the Board's intent to put forth the proposed amendments at the 2018 annual meeting in July. A recent member survey indicates good support for both amendments.

Vicki Weber is working to finalize a preliminary working document for the animal covenant. She will send this document to all Board members when completed. John Troka provided a working document for the trailer amendment. The Board is to review the preliminary documents and be prepared for a detailed discussion at the next meeting. Board members are encouraged to send proposed changes, questions and/or suggestions to the Community Manager prior to the next meeting so that they can be compiled and shared.

### New Business:

<u>South Shore Electrical Project</u>: Tom Watts presented a proposed resolution that was previously tabled pending the resolution of the water well permitting issue in Stagecoach which had the potential of significantly limiting lot development. The proposal involves the construction of a three phase underground electric line sufficient to provide 120-volt power to 13 lots in along Shoshone Way and Navajo Trail in South Shore. The construction of the electric facility would be paid for primarily via a special assessment levied against lots directly benefitting from the improvement pursuant to Section d. of Article IV of the Association's covenants. The special assessment must be approved by owners of two-thirds (2/3) of the benefitting lots otherwise the proposed project will not be constructed.

The proposal also includes a \$40,000 contribution of project/reserve funding from the Association. This contribution will primarily pay for half of the cost of an expensive three phase electrical switch that is required. Yampa Valley Electric has agreed to fund the other half of this item. The Association's contribution will also help defray the cost of installing the high capacity electric line into the area to be served. The three-phase switch and feeder line are initial elements necessary to bring centralized electricity to the entire subdivision

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**MOTION:** Tom Watts made the Motion to approve the resolution as presented at the Board meeting. John Troka seconded the Motion. The Motion passed without dissent.

South Shore – Navajo Trail Road Maintenance Responsibility: A member who recently applied to Routt County for a lot consolidation and building permit has had their application denied until they repair Navajo Trail in South Shore and bring it up to a County road standard. The member has requested the Association's assistance in working with resolving this road issue as Navajo Trail is part of the 1986 Road Settlement Agreement between the Stagecoach Property Owners Association and Routt County and there are currently restricted road funds available for use in the South Shore subdivision. While money is available, the Board has questions as to whether the County has fulfilled its obligations to maintain the road as outlined in the settlement agreement and if the lack of this maintenance is the direct cause of the road condition requiring repair. Additionally, there is a question as to the specific standard the road is required to be constructed to, as the lot owners and the Association continue to receive conflicting information as to these road requirements. The Community Manager has been in touch with the County and has sent them the 1986 settlement agreement for their review. The County Attorney is currently reviewing the documents. In order to help the owners to continue forward to a solution, the Board made a Motion.

**MOTION:** John Troka made a Motion to spend up to \$2,000 from the South Shore Restricted Road Funds for a survey and engineering report outlining what is required to bring Navajo Trail to a county road standard. Tom Watts seconded the Motion: The Motion passed without dissent.

<u>Third Party Ownership of Platted Stagecoach Common Areas:</u> Recently a lot owner approached the Association about a situation whereby they were attempting to obtain an easement for previously constructed improvements located on an identified and platted common area owned by a third party (i.e., not owned by the Association). Given this and the recent discussion with Stagecoach State Park officials where they indicating discussing public trail construction with the third-party owner of a platted common area, the Association retained the law firm of Hindman Sanchez to provide an opinion regarding third party ownership of platted Common Areas. The Association has requested the legal opinion address the rights and obligations of the Association and its members to these third party owned common areas as well as the obligation of the third-party owners of common areas to comply with the Association's governing documents.

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**MOTION:** John Troka made a Motion to approve funding for up to \$3,000 for legal opinion on third party ownership of Common Area. Vicky Weber seconded. The Motion passes without dissent.

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

Burn Updates and Forestry Consulting Proposal: At the November 18, 2017 BOD meeting, the Board approved spending of \$19,000 from the Project/Reserve Fund for the purpose of burning the approximately 53 slash piles that had been consolidated this summer. As of February 14, NRSG has burned 24 piles in 101.5 hours at a cost of \$8,268. Piles burned include the community pile located along Stirrup Way, and piles along Hoch-Eye Way, Cinch Trail, Surrey Trail, Bigwhip Way, King Bolt and in the common area along Bridle Way.

Also, at the November 18 meeting the Manager had presented a Forestry Consulting Proposal from NRSG. The proposal consisted of two phases and phase one has been completed. The results were provided to the Board for their review. The Board will discuss the Phase 1 report in detail at its next meeting.

<u>Management Contract Results</u>: With the additional time provided for by the Association's new management contract, the Community Manager has begun to work on projects that have previously been difficult to get to due to time constraints from the other managed properties. The Community Manager is in the process of updating the Motions book for the Board, working on history and documentation of previously discussed rules and regulations and also working on an ownership lot listing website proposal.

<u>ACC:</u> New construction: There are currently 8 houses that have been approved by the ACC and are in different phases of construction. Three in Meadowgreen, two in South Shore, one in Red Hawk and two in the Neighborhoods of Youngs Peak. The Manager is expecting additional applications to be submitted soon for houses in Young's Peak, Eagles Watch and Red Hawk.

<u>CCR/Rules Compliance & Enforcement:</u> Bryan presented a summary of CCR/rules violations. The main concern of members of the Board is an owner who is working on consolidating lots in order to build out in Overland. At the last Board meeting it was decided that as the owner is still making forward progress the Manager would be asking for updates every week to make sure that progress is being made. Although the owner has been working on mitigating trees and installed a road, Board members still have concerns about the time he has lived in temporary housing on the property. In order for the owner to continue to stay on the property and work on it, he will have to come to the Board and ask for an exception to the 120-day rule that is outlined in the Covenants. If the Board is not satisfied that significant progress is being made in the development of the property, the Board will not consider granting an exception

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and the fines per the Association's governing policies will be considered. As the owner has received a first letter of abatement, the second letter will outline the hearing date and potential of fines, per rules of Article IV of the Association's responsible governance policies.

### Accounts Receivable:

At the November 12, 2016 Board Meeting, there was a Motion to foreclose the Association's assessment liens against 10 owners with long outstanding assessments. Of the original 10 owners, 7 have paid in full, one is on a payment plan and the other two lots were acquired by SPOA through the foreclosure process. The lots acquired are Lot 95 in Overland and Lot 22 in South Station II.

At the August 19, 2017 meeting, the Board reviewed a list of owners more than two years in arrears and referred them to the Association's attorney for the issuance of final collection demand letters and recordation of liens. There were 32 lots on the list of which owners of 11 lots have made payments, 5 lots have new owners as a result of tax lien foreclosures and the owners of 16 lots did not respond to the legal demand letter.

The A/R aging report as of February 12, 2017 shows 611 lots that owe a total of \$98,717. In comparison on February 12, 2017 there were 591 lots that owed a total of \$80,255. The top ten (10) accounts in arrears owe \$12,128 in comparison to \$9,244 from 2017. There are 117 lots that owe more than the current year's assessment (>\$125.00).

### Treasurer's Report:

<u>Current Financials for 2017 Fiscal Year End (Preliminary)</u>: John Troka presented the financial report.

**Total Cash** at the end of December was \$479,430 of which \$157,066 are restricted road funds held for Horseback, Morningside and South Shore.

Accounts payable at the end of July was 10,844.

**Operating income** for 2017 was \$102,460. This amount reflects net operating assessments of \$95,758 and \$6,702 in other income which is predominately late fees.

**Operating expenses** for 2017 was \$93,233 and includes management fees, professional services such as accounting and legal expenses, meeting and member communication costs and common areas maintenance costs for the park and Nordic trail. The total expenses for the year

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are under the total amount budgeted for 2017, with all line items finishing the year within \$500 of budgeted amounts with the exceptions of: Insurance, which finished the year at (\$4,231) under budget as a result of renegotiated rates and the refunding of prior year premiums paid; Office/Admin Expense at (\$578) under budget; and Utilities, which is for the irrigation at Coyote Run Park which was (\$877) under budget. For the year ended December 31, 2017, the net operating fund surplus was \$9,227.

**Project/Reserve Fund** income for 2017 was \$112,557 and is composed of \$84,431 in annual assessments and \$299 in interest income. 2017 project/reserve spending was \$73,385. Of this amount, \$24,530 was spent to replace failed culverts at critical owner access points on Whiffle Tree, Shay Way, and Filly Trail East. Spending on trail projects was \$18,636 which included the new Young's Peak Connector trail built by Routt County Riders as well as improvements to the Nordic Trail parking lot. There was \$27,382 spent on wildfire mitigation efforts focused on eliminating slash piles left over from prior beetle kill mitigation project. The YTD spending also amounts for an additional mail cluster box at the South Shore postal area.

**Restricted Fund** income for 2017 was \$157 which was the interest earned on funds held. 2017 spending was \$948 which was for legal work associated with enabling use of the Morningside/South Shore Restricted Road funds for other infrastructure projects in these subdivisions.

**Accounts Receivable – Collections:** Accounts Receivable as of December 31 was \$231,370. The high balance reflects the invoicing of the 2018 annual assessment which was done in December. The annual assessment is due on Jan 1<sup>st</sup> of each year.

<u>Disposition and Retention of Lots acquired via Foreclosure</u>: The Board discussed the successful completion of its foreclosure actions on Lot 95 in Overland and Lot 22 in South Station II and the process to offer these lots for sale to the public. It was suggested to notify the neighboring lot owners who may be interested in the properties for consolidation. In addition, a notice will be put in the newsletter indicating the Association is selling the lots and will be accepting offers.

<u>Determination of 2018 Foreclosure Actions</u>: John Troka presented the list of properties significantly delinquent in paying their annual assessments that the Board previously directed the Community Manager to have the Association's attorney send demand letters to. Of the 32 lots on the list receiving demand letters, owners of 11 lots have made payments; 5 lots were acquired by new owners via tax lien foreclosures and 16 owners did not respond to the demand letter. As the next step in the collection process, the Board evaluated the 16 non-respondents

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to determine if the Association should pursue foreclosure of its liens on these properties. In considering the amounts due to the association and the expected costs to foreclose on the properties, including the payment of any unpaid property taxes, versus the fair market value of the property, it was determined there was only a single lot for which foreclosure may be an economically viable solution and in the best interest of the Association. The lot in question is part of a Meadowgreen Local Improvement District and currently has a significant outstanding property tax and special assessment balance due to Routt County. Given the potential significant costs to complete a foreclosure action on this lot, the Board choose to defer a decision at this time and requested Matt Kaufmann, who works in the Real Estate industry, validate the market demand and fair market value of this lot. The Board will revisit this issue at its next meeting.

### New Business continued:

<u>Owner donation of Lots:</u> The Manager has been contacted by two separate individuals that are interested in possibly deeding their lots to the Association. The Board discussed the opportunity to accept donated lots and convert them into common areas. There are requirements under the State statutes governing the Association as well as potential costs associated with accepting lot donations that need to be investigated further. As such the Board will not consider accepting lot donations until additional research can be done and a policy be put in place to address this issue.

<u>2018 Projects/Initiatives:</u> The Board had a Round table discussion concerning projects and goals for the 2018 fiscal year. The main topics to be worked on include the possible amendments to the Covenants, forest mitigation work and plans, recreational amenities, road work and discussions and planning of a possible community center. Board members were requested to bring specific 2018 project initiatives proposals to the next Board meeting for discussion.

<u>Nominating Committee</u>: There are currently two vacancies on the Board due to the resignations of Seann Conway and Zed Ogle. At the annual meeting there will be three positions up for election. Zed Ogle's term was up this year as well as the terms for Barbara Houston and Rob Walker who was appointed to fulfill a vacancy last year. John Troka asked the Board members to help identify and encourage members of the Association to consider serving on the Board and standing as a candidate for appointment and/or election. In addition, candidates will be solicited via an article in the upcoming newsletters. Members interested in serving on the Board are encouraged to contact the Community Manager for more information.

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As Seann Conway was servings as the Association's Treasurer, his resignation left this officer position vacant. The Board discussed who on the Board would be able and willing to fill this position.

**MOTION:** Tom Watts made a Motion to appoint Matt Kauffman as Treasurer to replace Sean Conway's term until the annual meeting. John Troka seconded the Motion. The Motion passed without dissent. Matt Kaufmann accepted the position.

<u>Next Board Meeting</u>: The next Board meeting is scheduled for Saturday, May 19, 2018 at the Resort Group Conference Room.

The Meeting was adjourned at 1:30 p.m.

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