Stagecoach Property Owners Association StageCoach Express

A Quarterly Newsletter

www.St

www.Stage-Coach.com

0

2nd Quarter • 2016

President's Message	New Road Policies Proposed By Road Committee	Important Information Regarding Lot Surveys	Why Doesn't SPOA Let Me?	The Truth About Cabins, Sheds and Greenhouses
Page 1-2	Page 2	Page 3	Page 4-5	Page 5-7
2016 Mid-Year Real Estate Update	Call for Board of Directors Nominations	New Trail In StageCoach	Tri the Boat Sweeps South Routt	Current Board of Directors
Page 7	Page 7	Page 8	Page 9	Page 10
Board Meeting Minutes from 2/28/2016	Meeting of the High Cross Committee from 3/7/2016	Board Meeting Minutes from 3/22/2016	Road Construction & Maintenance Policies (DRAFT)	Annual Property Owners Meeting Announcement/ Proxy Form
Page 11-12	Page 13	Page 14	Page 15-23	Page 24

ANNUAL MEETING

Saturday, July 23rd

PLACE: SOROCO HIGH SCHOOL TIME: 9:00 AM MST

All are encouraged to attend. If you cannot attend you can print the Proxy form found on the back page and send it in to the included address. You will also be receiving a meeting notice in the mail with a proxy. Only one proxy allowed per owner. Please send one in so business can be conducted. Any Proxy assigned to the Board, the Association Manager or left blank will be assigned to the Board President unless indicated "for quorum only."

President's Message

By John Troka

Summer is once again upon us and the Stagecoach community is alive with activity. Traditionally the summer is a busy time for the Association and this year is no exception. The Architectural Control Committee is reviewing home and property improvement plans at a pace not seen for quite some time. For those living in or visiting the area, the signs of construction and development can be seen all around the community. The combination of an improving economy and active mountain real estate market has drawn renewed interest in the Stagecoach community.

While we are encouraged by the increased activity, it is not without challenges. We remind and encourage all owners to contact our Association manager Bryan Ayer prior to beginning work on any improvements to their developed properties and/ or vacant lots. Bryan, in addition to helping owners comply with the Association's covenants and restrictions, can help owners navigate the myriad of requirements imposed by Routt County and other agencies/districts responsible for various services in our area.

The summer also brings with it our Association's annual

Continue on Page 2

Stagecoach Property Owners Association StageCoach Express

G

A Quarterly Newsletter

B

www.Stage-Coach.com

Nō

2nd Quarter • 2016

President's Message • Continued from Page 1

membership meeting. This year's meeting will take place on July 23rd at SOROCO High School in Oak Creek. The business portion of the meeting, including election of Board members, will begin at 9:00 am and end at noon. Immediately following the meeting we invite you to join your neighbors and fellow property owners for a BBQ lunch. Additional meeting's details including the agenda will be posted on the Association's website at www.stage-coach.com.

For those of you looking to become more involved in the Stagecoach community, I encourage you to consider joining the Association as a member of the Board of Directors or as committee member. As previously indicated, we will be electing at least three members to the Board at the upcoming annual meeting. Please call or email our Association Manager Bryan Ayer, myself or any Board member to discuss how the Association can best utilize your unique set of skills, experiences, and talents for the betterment of the Stagecoach community.

Routt County is also busy this summer working to finalize the updates to the Stagecoach Community Plan which was first developed in 1999. This long range plan is an important planning tool for the Routt County Planning Commission and Board of County Commissioners as they use it in conjunction with the County's master plan when evaluating future development and infrastructure proposals which impact the Stagecoach community. The Routt County Planning staff has scheduled the following work sessions and adoption hearings for the updated plan. All meetings will be held in the Routt County Historic Courthouse Hearing Room, located at 522 Lincoln Avenue, Steamboat Springs.

Worksessions

- Planning Commission: July 21, 2016 at 6:00 pm
- Board of County Commissioners: August 9, 2016 at 1:30 pm

Adoption Hearings

- Planning Commission: September 1, 2016 at 6:00 pm
- Board of County Commissioners: September 27, 2016 at 1:30 pm

I strongly encourage all owners to read the updated plan and if possible participate in one or more of the County meetings. You can find a copy of the draft plan on the County's website at http://co-routtcounty.civicplus.com/index.aspx?nid=189. To get involved, make comments or ask questions, please get in touch with Kristy Winser at kwinser@co.routt.co.us or (970) 879-2704.

Have a great summer and remember to mark your calendars for our annual meeting on July 23rd. I hope to see many of you there!

New Road Policies Proposed By Road Committee

At the recommendation of the Road Committee, the Board of Directors is considering the adoption of the attached road policies. The proposed policies address the responsibility for and requirements for construction, maintenance and use of the roads and public right-of ways in the Stagecoach community. Members are encouraged to review the proposed policies and provide their comments and feedback to our Association manager Bryan Ayer. Bryan can be reached by phone at 970-875-2810 or by email at *BAyer@steamboatassociations.com*. Prior to taking action, the Board will discuss the proposed policies at its 3rd quarter meeting. Members wishing to participate in the discussion are encouraged to attend the meeting. The specific date and time for the meeting will be announced following the annual meeting in July. See *Road Construction and Maintenance Policies* on page ??.

Important Information Regarding Lot Surveys



Property Owners Association

To: Stagecoach Property Owners

RE: Accuracy of lot surveys in Stagecoach

Hello Homeowners,

At the Association's May 14th Board meeting, Tom Effinger, the Routt County Surveyor, notified the Board of some lot surveying issues in the Stagecoach area. Specifically, in some locations there are two sets of survey pins located in different spots marking a lot's boundary lines. In these cases, there are the original survey pins from the Woodmoor survey done in the early 1970's and a second set of survey pins placed by other surveyors during various redevelopment and re-platting projects done in the 1990s and 2000s. The methodology that was used by these other surveyors for locating and placing survey pins was not consistent with the original survey leading to the placing of the additional survey pins. Typically, in land development, the original survey pins are considered to be permanent and correct. The majority of the discrepancies with the survey pin locations are less than 10 feet. The fact that there are two sets of pins is an issue that the County is looking to resolve on a case by case basis. While this issue may impact all Stagecoach subdivisions, to date, the duplicate pin issues have predominately been found in the original Meadowgreen subdivision and those subdivisions surrounding Bushy Creek including Black Horse I & II and Horseback.

The Board and the County would like to make you aware that if you had a survey done of your Stagecoach property from 1995 to 2006, there could be an issue with the correct location of your lots' survey pins and thus the actual borders of your lot(s).

If property owners would like to construct on or make improvement to their property, it is recommended to have an appropriate survey done to verify setbacks, easements, etc. When pursuing what type of survey to have performed, it is recommended to use a Land Survey Plat, which verifies all 4 points of the lot instead of an ILC (Improvement Location Certificate), which although less expensive, is a method of verifying that any improvements are on the lot, but is not an actual "survey".

If you have particular questions relating to this issue, please feel free to contact Tom Effinger, Routt County Surveyor at 970-734-5977 or teffinger@co.routt.co.us

Sincerely,

The Stagecoach Association Board of Directors
Bryan Ayer – Association Manager
970-875-2810 bAyer@steamboatassociations.com

Stagecoach Property Owners Association StageCoach Express

A Quarterly Newsletter

www.Stage-Coach.com

No

2nd Quarter • 2016

Stagecoach Property Owners Association Website

If you have not visited the Association's website recently, we invite you to take another look. The website is continually being updated with new information relevant to all property owners and is a great source of information through providing owners with access to meeting notices, the Association's governing documents including its policies, rules and regulations, minutes from Annual Member and Board Meetings, as well as past newsletters and historic information. Under the "Community Info" tab you will find a new section on roads and information on building in Stagecoach which includes the Architectural Control Committee Application. This ACC application is necessary for any improvements that you make upon your SPOA lot. Under the "Community Info" tab, you will also find information on recreation opportunities including the Nordic Trail in the winter and a new hiking trail in the process of being built. Lastly you will find Subdivision information that includes plats and any other pertinent documents.





www.Stage-Coach.com

Why Doesn't SPOA Let Me?

It's a question our Association Manager and the Board of Directors hear on a regular basis. The simple answer is the Stagecoach community is subject to a set of restrictive covenants which were filed by the original developer in the early 1970's. It is these covenants which outline the various restrictions placed on owners and their use of their property.

Needless to say these restrictions can be a source of great frustration for many owners and all too often that frustration is directed at your Association. However, it is important to understand that Stagecoach lots are subject to Routt County regulations and ordinances and the Association's covenants were drafted to support these. In fact the covenant document itself states:

"THE WOODMOOR CORPORATION hereby declares to and agrees with each and every person who shall be or who shall become owner of any of said lots that said lots, in addition to the ordinances of the County of Routt, Colorado, shall be and are hereby bound by the covenants set forth in these presents and that the property described in these restrictions shall be held and enjoyed subject to and with the benefit and advantage of the following restrictions, limitations, conditions and, agreements."

While the Association, with the support of its members, may be able to change its covenants, it must be understood how the covenant relates to current Routt County regulations. Changing a covenant to allow a use or activity prohibited by Routt County would be improper and ineffective.

Outlined below are some examples of where the Stagecoach covenants merely reinforce/reflect a Routt County regulation:

Why doesn't SPOA let me...Camp on my property?

The SPOA covenant which has been interpreted to prohibit camping indicates "No structure of temporary character, trailer, basement, tent or accessory building shall be used on any tract as a residence, temporarily or permanently, and no used structure of any sort shall be moved onto any Lot."

Continue on Page 5

A Quarterly Newsletter

www.Stage-Coach.com

No

2nd Quarter • 2016

Why Doesn't SPOA Let Me? • Continued from Page 4

This covenant restriction merely reflects Routt County's zoning regulation which prohibits private camping on land zoned High Density Residential (HDR) and Low Density Residential (LDR) which is what the subdivisions and lots of Stagecoach are zoned. As such, even if the Association's covenant did not exist, Routt County regulations still prohibited owners from camping on their Stagecoach property.

Why doesn't SPOA let me...Have multiple ancillary buildings on my lot?

The SPOA covenant states "...except that one ancillary building in keeping with the overall architecture or scheme of the dwelling will be permitted provided that it is included both as to design and location on a plan submitted to the Committee." Similarly, the Routt County Zoning Regulations allows no more than one small structure within the property setback. The County defines small structure as a structure subordinate to the other building on a lot, used for the purposes customarily incidental to the building on a lot and associated with playhouses, or storage of lawn and pool care equipment, decks less than 30" above finished grade or any other items used in the normal maintenance of residential property which does not exceed 120 square feet.

Why doesn't SPOA let me...Store building materials, cars, trash, junk, etc. on my lot?

The SPOA covenants have several restrictions on the storage and collection of items on lots and lots appearing unsightly. Likewise, Routt County regulation prohibits the same storage unless approved. Specifically the County's zoning regulations states "Outdoor storage of any materials, including but not limited to machinery, equipment, parts, vehicles, junk, scrap, timber, trash, debris, or goods that are not incidental to a use by right or an approved permitted use is prohibited unless such storage is specifically approved by the Planning Director, Planning Commission and/or the Board of County Commissioners. This section does not apply to unlicensed vehicles being actively maintained for racing or competitive purposes or to vehicles defined as

collector's items by 42-12-101, et seq., Colorado Revised Statutes, as amended."

Our Association Manager and the Board are always happy to talk with owners about their concerns with the Associations covenants. While there are some covenants and restrictions that can be addressed, please understand that there may be limited opportunity to change those which support County regulations.

Owners wanting to learn more can find a complete set of the Association's covenants at our website at *www.stage-coach.com*. Routt County's current zoning regulations can be found on the County's website at http://co-routtcounty.civicplus.com/index.aspx?NID=194.

The Truth About Cabins, Sheds And Greenhouses

By Tom Watts

The truth is that the Stagecoach Covenants require lot owners to apply for approval to the Architectural Control Committee of SPOA before they can build any structure on their lot at Stagecoach. This includes fences, sheds, greenhouses, decks, house additions, retaining walls and swimming pools. This also includes structures that an owner erects using a prefabricated set of materials such as a shed or greenhouse constructed on the lot using prefabricated walls, roofs, etc. Approval is also required for structures that are constructed off the lot but then moved on to the lot, such as a fully constructed shed obtained from, say, Home Depot.

The fact that approval is required does not mean, however, that approval is difficult to obtain. Applications are available from the Association Manager, Bryan Ayer, and most of the paperwork can be done on-line. Many of the applications are "rubber stamp" approvals because the proposed structure clearly meets the Covenants and the guidelines established by SPOA to implement the Covenants. Even applications to construct a house may be routine, so long as the house style

Continue on Page 6

Stagecoach Express Stagecoach Express

A Quarterly Newsletter

1

www.Stage-Coach.com

2nd Quarter • 2016

The Truth About Cabins... • Continued from Page 5

and the materials are generally similar to the other houses in the area

Sheds and greenhouses usually fall into the "rubber stamp" category, if, and only if, they have a floor area of 120 square feet or less. So, if you are thinking of purchasing a pre-fabricated shed to house your motorized recreational vehicles, you can save yourself, and the ACC, a lot of headache by selecting the 10X12 model rather than the 12X16

model. If you have your heart set on a 25X25 prefabricated garage, you can still get approval, but it becomes much more difficult. Here is the reason: The Stagecoach Covenants only allow two structures on a lot, a "Residence" and an "Ancillary Building." The residence is the place that people live and must have a floor area of not less than 1,000 square feet. The ancillary building could be used for just about any purpose allowed by Routt County, but it is not the place that people live. So a detached garage could be an ancillary building. Or, a greenhouse could be an ancillary building. But here is where the difficulty comes: The Covenants require that the ancillary building be, "in keeping with the overall architecture or scheme of the dwelling." If you have a custom designed house on your lot, a prefabricated 25X25 garage from Home Depot is not likely to look like your custom designed house. And a prefabricated greenhouse is certainly not going to look like your house.

In an effort to balance the requirements of the covenants against the practical needs and wishes of

owners, SPOA has adopted a design guideline saying that sheds and greenhouses with a floor area of 120 square feet or less will not be considered to be ancillary buildings. This floor area was selected because it follows the Routt County requirement for obtaining a building permit. Generally, the

County does not require a building permit for a structure with a floor area of 120 square feet or less. However, even though the County does not require a permit, and even though SPOA does not treat these small structures as ancillary buildings, an application to the ACC is still required. And this brings us to a discussion of cabins.

In a number of the southern subdivisions there are currently no Residences. The reason is straight forward: There are no passable roads serving the lots. As a result, it is not possible to obtain a County building permit. Occasionally,

> owners who learn that the County does not require a permit for structures with a floor area of less than 120 square feet, and who are either unaware of the Stagecoach Covenants, or choose to ignore the Covenants, will construct what could be referred to as a "hunting cabin" on their lot. In the past year, some owners have built or attempted to build structures such as these without the approval of the ACC. As stated above, although a building permit is not needed through the County, approval for all structures does still require approval from SPOA. Examples of a couple approved sheds and one noncompliant shed are displayed on this page.

> These hunting cabins are a clear violation of the Covenants. cannot be Residences because they have a floor area of less than 1,000 square feet and they cannot be ancillary buildings because an ancillary building is only allowed if the lot also has a Residence. If a structure does not meet the requirements of the Covenants, the owner will be requested to remove the structure, at his or her expense. If

an owner fails to remove a non-complying structure within a reasonable time, then SPOA will begin to assess fines that increase every 30 days that the structure remains in place. If an owner still refuses to remove a non-complying structure, a Lien will be recorded on the property and SPOA has the option







A Quarterly Newsletter

www.Stage-Coach.com

Nº

2nd Quarter • 2016

The Truth About Cabins... • Continued from Page 6

of either seeking foreclosure through a court proceeding in the District Court, or seeking an order from the District Court directing the owner to remove the structure.

2016 Mid-Year Real Estate Update

By Rebecca Bailey, Town & Country Properties

Stagecoach real estate activity for the first half of the year has been moving at a strong pace!

Since January 1st, 12 homes have sold, ranging from \$295,000 to \$840,000. None of these were bank owned or short sales! Currently, there are 18 active single family home listings.

Townhomes are once again a hot commodity! So far this year, there have been 9 sales, from \$151,900 to a high of \$215,000! (The last time prices were this high was in 2009). One townhome is pending, and there are 4 active listings, priced \$175,000 to \$215,000. There are no Eagles Nest townhomes currently available.

Activity at Wagonwheel is also picking up steam! There are only 2 active listings, and 3 condos are pending. Of the pending units, one is a short sale and went under contract in only 2 days.



In all of Stagecoach, the lowest priced dwelling is \$142,000 for a 2 bed, upper level, end unit at Wagonwheel.

There are presently 93 active land listings, ranging in price from \$3,200-\$5,950,000. In an impressive comparison to 2015, (with 29 lots sold), there have been 25 sales in the first 6 months of this year! Of note, 22 lots went under contract or sold since the beginning of May! Among these 22 lots, a whopping 10 were in Meadowgreen.

Prices are increasing across the board and summer months are perfect for selling!



Call for Board of Directors Nominations

The Board of Directors is seeking candidates to fill the three positions on our Board of Directors whose current three year terms expire at the 2016 Annual Membership Meeting on July 23rd. If you are looking for a way to make a difference and help move the Stagecoach community forward, please contact our Association Manager Bryan Ayer. Bryan can provide you with information on serving as a member of the Board including responsibilities and time commitments. You can reach Bryan by phone at 970-875-2810 or by email at BAyer@steamboatassociations.com.

Stagecoach Property Owners Association Stagecoach Property Owners Association StageCoach Express

A Quarterly Newsletter

www.Stage-Coach.com

2nd Quarter • 2016

New Trail In Stagecoach

As a property owner in Stagecoach, the Board wanted to make you aware of some new trail work that will be taking place on one of the SPOA common areas in the near future.

There is a common area owned by the residents of SPOA which is located on the corner of Schussmark Trail and CR212.

This area has been found to be an ideal spot to place a short trail system that would serve as an extension to the trail system on the north side of CR212. In this newsletter you will find an aerial view that is a rough sketch of the proposed trail. The contractor will begin work in the next few weeks with a goal of finishing the trail sometime in July. Although the work should not impact any daily routines, you may be able to see or hear the equipment that will be used to cut the trail.

If you have any questions or concerns please contact the Association Manager Bryan Ayer at 970-875-2810 or at bayer@steamboatassociations.com



A Quarterly Newsletter

www.Stage-Coach.com

N

2nd Quarter • 2016

Tri the Boat Sweeps South Routt

The TRI THE BOAT franchise returned to Stagecoach State Park for year three under the direction of Steamboat residents Heather \uptheta Todd Gollnick.

274 athletes representing 18 different states competed in the grueling but scenic South Routt Triathlon hosted by Stagecoach State Park, and supported by the "Friends of Stagecoach."

"Usually, triathlons are in the city and crowded. Rarely do you get a lake this nice," said Brain Folts, who won the Tri the Boat half-Ironman race.

"It's so gorgeous here, when you get to the top of the climb, you just want to stand there and take it in" said Monica Folts, the Women's Half Iron Champion.

In Race Organizer and 5x Ironman Champion Heather



Gollnick's eyes, the sprint triathlon may have demonstrated the weekend's success better than anything else.

The men's winner there was Gunnar Holmes, only 12 years old. He finished in 1:18:50.39. Deb Rose, 60, won on the women's side in 1:25:51.66.

"That just shows you can do this at any age and be really fast," Gollnick said. "That was just the coolest thing to see. I've never seen that in all my years of triathlon."

TRI THE BOAT is already looking forward to 2017 and a return to Stagecoach and South Routt.

Stagecoach Express Advertising Rates

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

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

 1/4 pa 	ae – 3.625	" w x 3.25" h	\$80
----------------------------	------------	---------------	------

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.

Stagecoach Property Owners Association StageCoach Express

•

A Quarterly Newsletter

B

www.Stage-Coach.com

No

2nd Quarter • 2016

Current Board of Directors

Stagecoach's Governing Body

President

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

Vice-President

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

Treasurer

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

Secretary

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

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

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

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

John DiNicholas (*Term-ends July 2016*) 33225 Ramuda Trail, Oak Creek, CO 80467 johndinicholas@hotmail.com

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



The following information can be found on the association's website:

(10)

www.Stage-Coach.com

Financial Statements

Meeting Minutes

Governing Documents

Committee Charters

Community/Common Area Documents

Additional Community Information

STAGECOACH PROPERTY OWNERS ASSOCIATION

Meeting of the Board of Directors Teleconference Meeting Steamboat Springs, Colorado February 28, 2016; 7:00PM

Members Present: John Troka (President), Tom Rashid (Vice President), Art Fine, Zed Ogle, Tom Watts and John DiNicholas.

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 7:04 p.m.

Foreclosure Proceedings of Delinquent Homeowners:

At the July 11, 2015 Board meeting, the Board made a motion to send an attorney letter to ten (10) individual owners initiating the foreclosure process and giving them a date certain of 30 days to pay. The Motion was seconded and passed unanimously.

Since that date, eight (8) of the ten (10) individuals have either paid their delinquent accounts in full or have established payment plans.

Motion: John Troka made a Motion to foreclose the Association's assessment lien against the properties of Mary and Shaun Acton, owners of Lots 1, 2, and 3 in the High Cross subdivision and Gregory Hurd, owner of Lot 192 in the South Shore subdivision and therefore to direct the Law Office of Sarah D. Claassen, P.C. to commence suit against the Actons and Hurd, seeking judgement and a decree of foreclosure; to authorize Claassen to submit the decree(s) of foreclosure, when and if received with the Routt County Sheriff's Office to proceed to foreclosure sale. Tom Watts seconded the Motion.

Motion passed without dissent.

Executive Session:

MOTION: John Troka made a Motion to go into executive session pursuant to CRS 38-33.3-308 (3) and (4)(e & f) as the matter to be discussed involves individual privacy and communication with legal counsel. John DiNicholas seconded the Motion.

Motion passed without dissent.

Executive session was adjourned at 8:16 PM

1

MOTION FROM EXECUTIVE SESSION: Tom Watts made a Motion to accept an offer from Outback Investments for payment of \$1,437.10 to settle their delinquent accounts. Art Fine seconded the Motion.

Motion passed without dissent.

MOTION: John Troka made a Motion to go back into executive session pursuant to CRS 38-33.3-308 (3) and (4)(f) as the matter to be discussed involves discussion/communication with legal counsel regarding the proposed amendment to the High Cross Declaration of Covenants, Conditions and Restrictions.. John DiNicholas seconded the Motion.

Executive session was adjourned at 8:25 PM

MOTION FROM EXECUTIVE SESSION: Tom Watts made a Motion to form a High Cross special committee that consists of Brad Church, Art Fine, Barb Houston, Tom Rashid. John Troka, Tom Watts, and Larry Wilson for the sole purpose of developing the Association's strategy and position relative to the proposed High Cross covenant amendment. The committee will present its findings/proposals to the full board for final decisions. Tom Rashid seconded.

Motion Passed. Abstaining: John DiNicholas and Zed Ogle

The Meeting was adjourned at 8:32 PM

STAGECOACH PROPERTY OWNERS ASSOCIATION

Meeting of the High Cross Committee Teleconference Meeting Steamboat Springs, Colorado March 7, 2016; 7:00PM

Committee Members Present: John Troka (President), Art Fine, Barbara Houston, Tom Watts, Larry Wilson and Brad Church.

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

The purpose of this committee meeting is to discuss the legal opinion from Hindman Sanchez regarding:
1) whether or not the proposed High Cross amendment to the Stagecoach Declaration of Covenants,
Conditions and Restrictions is valid; (2) whether the High Cross subdivision can form their own
association and (3) whether the Stagecoach Property Owners Association (the "Association") should
oppose the amendment.

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

The committee was formed of Board members that do not own within the High Cross subdivision for reasons of potential conflict of interest. The purpose of the committee is to form a recommendation and report back to the full board with the action, if any, the Association should take in regards to the recent request from some owners to assist them in amending the High Cross covenants.

Executive Session:

MOTION: John Troka made a Motion to go into executive session pursuant to CRS 38-33.3-308 (3) and (4)(f) as the matter to be discussed review or discussion relating to any written or oral communication from legal counsel. Brad Church seconded the Motion.

Motion passed without dissent.

Executive session was adjourned at 8:07 PM

John Troka will document the recommendations that came from the executive session for presentation to and consideration by the full Board.

There were no Motions from the Executive Session.

The Meeting was adjourned at 8:07 PM

STAGECOACH PROPERTY OWNERS ASSOCIATION

Meeting of the Board of Directors Teleconference Meeting Steamboat Springs, Colorado March 22, 2016; 7:00PM

Members Present: John Troka (President), Tom Rashid (Vice President), Brad Church (Treasurer), Barbara Houston (secretary), Art Fine, Zed Ogle, Tom Watts, Larry Wilson and John DiNicholas.

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 9 members present at the start of the meeting a quorum was established.

John Troka called the meeting to order at 7:01 p.m.

Discussion of High Cross Committee's recommendation

The High Cross Committee met on March 7, 2016 with the purpose of the committee to form a recommendation and report back to the full board with the action, if any, the Association should take in regards to the recent request from some High Cross owners to assist them in amending the High Cross covenants.

The committee's recommendation is as follows:

- 1) The Board take no action to facilitate the collection of High Cross property owner signatures on the High Cross covenant amendment as proposed at the January 23, 2016 board meeting.
- 2) The Board prepare and send to all High Cross property owners an informational document, not for the purpose of promoting or opposing the proposed amendment, but to provide information so that property owners may make an informed decision if and when they are asked to sign a covenant amendment document.

MOTION: John DiNicholas moved that the Association of SPOA facilitate the collection of High Cross owners signatures on the amendment as that was presented at the Board meeting on January 23, 2016 by mailing to all owners the amendment as well as an informational letter that will be agreed upon by the entire Board. Zed Ogle seconded.

Motion failed. John DiNicholas and Zed Ogle voted YES, all other Board members voted NO.

MOTION: Tom Watts made a Motion for John Troka to prepare a draft of the informational letter as recommended by the High Cross committee and that John present the draft to the Board for final review and approval before presenting to the High Cross ownership. Art Fine Seconded.

Motion passed without dissent.

The Meeting was adjourned at 8:32 PM

1



Road Construction & Maintenance Policies

Road Construction

- Property owners wanting to construct new or upgrade existing roads within the platted right-ofways of the Stagecoach community must obtain approval from the Stagecoach Property Owners Association prior to the commencement of any work in the road right-of-way.
 - Applications for road construction are available from the Association's community
 manager or the Association's website at www.stage-coach.com. Upon completion,
 applications are to be submitted to the Association's community manager for review
 and approval by the Association's Road Committee.
 - Documents to be submitted with an application include:
 - Design documents showing conformance with road standards as defined by Oak Creek Fire Protection District, Morrison Creek Metropolitan Water and Sanitation District, and Routt County as applicable.
 - Survey document showing location of proposed road within the platted road right-of-way. Survey document must also show connection points with existing community road infrastructure.
 - Drainage plan showing location of all proposed ditches and culverts including connection points to existing drainage infrastructure. Plan must also show proposed water flow diversions that utilize platted drainage easements.
 - Upon approval of an owner's application by the Association, the owner must obtain and provide copies of:
 - Road design approval obtained from Oak Creek Fire Protection District,
 Morrison Creek Metropolitan Water and Sanitation District, and Routt County as applicable.
 - County right-of-way work permits including:
 - Grading and excavation permit
 - Work in the public right-of-way permit
 - Public right-of-way access point permit (aka Driveway Access permit)
- Property owners must comply with all requirements of Routt County work permits including
 restoration of the public right-of-way used to access the new road segment. The right-of way,
 including drainage ditches and culverts, must be restored to their original condition as near as
 practicable and all construction rubbish and debris must be removed.
- Property owners must complete work and obtain final inspection within two years from the date their request is approved.
- When completed, property owner must provide the Association with a copy of all signed Routt County inspection documents indicating all road work has been completed in accordance with the permits granted.

1

Effective Date: September 2016 Subject to Change



Road Construction & Maintenance Policies

- Property owners are financially responsible for constructing and/or upgrading roads within the
 platted subdivision public right-of-ways used to access their property to the standards as
 required by Oak Creek Fire Protection District, Morrison Creek Metropolitan Water and
 Sanitation District, and Routt County as applicable.
 - Limited funding for road construction activities in Horseback, Morningside and South
 Shore is available for property owners in these subdivisions. This funding is held by the
 Stagecoach Property Owners Association on behalf of these property owners. Property
 owners in these subdivisions interested in utilizing these funds may contact the
 Association's community manager for additional information.
 - The Stagecoach Property Owners Association at the discretion of its Board of Directors may, but is not required to, construct or upgrade community roads to provide access by owners to their properties and the common areas of the Association. Recommendations for road construction/upgrades are put forth by the Road Committee in accordance with a protocol based upon priority of common, but not private, need such as Association member's access to all common areas and seasonal, limited access to all platted lots.
- Construction of driveways and roads completely within the borders of a privately owned parcel/lot are the sole responsibility of the individual property owner.

Road Maintenance

- The responsibility for road maintenance, including snow plowing, within the Stagecoach
 community varies based on the road and its location. In general, the roads in and around the
 Stagecoach community are maintained by Routt County, subdivision homeowner/property
 associations, or individual property owners. Exhibit 1 shows all Stagecoach roads and the entity
 currently responsible for their maintenance.
- County maintained roads
 - Maintenance standards for county maintained roads is determined by Routt County Road & Bridge and approved by the County's Board of County Commissioners. The current maintenance standards, including those for snow plowing/snow removal can be found on the Road and Bridge department's web page on Routt County's website at www.co.routt.co.us or on the Association's website at www.stage-coach.com.
 - The Stagecoach Property Owners Association at the discretion of its Board of Directors may recommend to and/or support specific Routt County road maintenance or upgrade activities in and around the Stagecoach community.
- Subdivision homeowner/property owner association maintained roads are those roads which
 have been specifically identified on the subdivision's plats and maps and/or the in the
 association's declaration of covenants, conditions and restrictions as being maintained by the
 association.

2

Effective Date: September 2016 Subject to Change



Road Construction & Maintenance Policies

- Roads in the following subdivisions are maintained by the subdivision specific homeowner/property owner association.
 - Coyote Run
 - Middle Creek Village
 - Neighborhoods at Young's Peak (Blacktail Meadows, Double Creek, Young's Peak)
 - Red Hawk Village
- Maintenance standards, including those for snow plowing/snow removal, are determined by the responsible association. Property owners in these subdivisions should contact their subdivision owner association for maintenance related issues and questions.
- Property owner maintained roads are those community roads within the platted subdivision public right-of-way which are not maintained by Routt County or a homeowner/property owner association.
 - Property owners are financially responsible for maintaining community roads within the
 platted subdivision public right-of-way used to access their property to the standards as
 required by Oak Creek Fire Protection District, Morrison Creek Metropolitan Water and
 Sanitation District, and Routt County as applicable.
 - Limited funding for road maintenance activities in Horseback, Morningside and South Shore is available for the Association's property owners in these subdivisions. This funding is held by the Stagecoach Property Owners Association on behalf of the Association property owners in these subdivisions. Property owners in these subdivisions interested in utilizing these funds may contact the Association's community manager for additional information.
 - The Stagecoach Property Owners Association at the discretion of its Board of Directors may, but is not required to, perform road maintenance activities on non-county maintained roads to provide access by owners to their properties and the common areas of the Association. Recommendations for road maintenance are put forth by the Road Committee in accordance with a protocol based upon priority of need, number of developed properties in the area, and common but not private need, such as Association member's access to all common areas.
- Maintenance of driveways and roads completely within the borders of a privately owned parcel/lot are the sole responsibility of the individual property owner.

Page 17 • Stagecoach Express



Road Construction & Maintenance Policies

Use of Road/Public Right-of-Way

- Unless posted otherwise, the recommended speed limit on all community roads is 25 mph.
- Overnight parking is not permitted along community roads and the platted right-of-ways.
- Property owners are encouraged to avoid motorized travel along unimproved public right-ofways, especially during periods of heavy moisture such as the annual spring run-off.
- Property owners are prohibited from placing or storing anything in the public-right-away.
- Property owners are responsible for the removal of hazards to the public right-of-way which
 originate from their lots such as fallen or overhanging dead trees.
- Property owners are encouraged to report hazardous or problematic road conditions and drainage areas to the Association's community manager.



Black Horse I & II

Appaloosa Way **Property Owners** Arabian Way **Property Owners Bucking Way Property Owners Buckskin Way Property Owners** Cayuse Way **Property Owners** Clydesdale Way **Property Owners** Colt Trail **Property Owners** Filly Trail **Property Owners** Lipizzan Way **Property Owners** Maverick Way **Property Owners** Mustang Way **Property Owners** Morgan Way **Property Owners** Palamino Way **Property Owners** Percheron Way **Property Owners** Pinto Way **Property Owners** Quarterhorse Way **Property Owners** Roan Way **Property Owners** Stallion Way **Property Owners** Stampede Way **Property Owners** Wild Horse Way **Property Owners**

Coyote Run

Coyote Run Court Coyote Run Owners Association

Eagles Watch

Broken Talon Trail Routt County Road & Bridge

Broken Talon Way Property Owners

Fallen Falcon Trail Routt County Road & Bridge Snowbird Trail Routt County Road & Bridge

Snowbird Way Property Owners
Sunbird Way Property Owners

High Cross

Bridle Way Property Owners
Ramuda Trail Property Owners
Thoroughbred Trail Property Owners

Effective Date: September 2016

Horseback

Aztec Way Routt County Road& Bridge Cayuga Way Routt County Road & Bridge Hopi Way Routt County Road & Bridge Kickapoo Way Routt County Road & Bridge Kilkatat Way Routt County Road & Bridge Maricopa Way Routt County Road & Bridge Oglala Way Routt County Road & Bridge Pima Trail Routt County Road & Bridge Seneca Trail Routt County Road & Bridge Tangle Way Routt County Road & Bridge **Teton Way** Routt County Road & Bridge Tewa Way Routt County Road & Bridge Wenatchi Trail Routt County Road & Bridge Yuma Way Routt County Road & Bridge

Meadowgreen

Barr Trail Property Owners

Bannock Trail Routt County Road & Bridge

Ormega Way Property Owners

Rock Point Trail Routt County Road & Bridge

Rock Point Court Property Owners
Sarvisberry Lane Property Owners

Schussmark Trail Routt County Road & Bridge Willow Island Trail Routt County Road & Bridge

Middle Creek Village at Stagecoach

Eddy Court Middle Creek Village Homeowners Association
Riffle Run Middle Creek Village Homeowners Association

Morningside

Cheyenne Trail Routt County Road & Bridge
Chief Joseph Routt County Road & Bridge
Commanche Road Routt County Road & Bridge
Pueblo Way Routt County Road & Bridge
Ute Trail Routt County Road & Bridge

Neighborhood at Young's Peak - Blacktail Meadows

Reinmans Court NYP Owners Association
Stagehorn Trail NYP Owners Association
Waybill Court NYP Owners Association

- 2 -

Effective Date: September 2016

Neighborhood at Young's Peak - Double Creek

Double Creek NYP Owners Association

Neighborhood at Young's Peak - Young's Peak

Boot Court

NYP Owners Association

Conductor Court

NYP Owners Association

Overland

Property Owners Bang Board Way Colt Trail **Property Owners** King Bolt Trail **Property Owners** King Bolt Way **Property Owners** Springboard Trail **Property Owners** Springboard Way **Property Owners Tifford Trail Property Owners** Thoroughbred Trail **Property Owners** Wild Way **Property Owners**

Projects I & II

Schussmark Trail Rout County Road & Bridge

Red Hawk Village

Sagebrush Circle Red Hawk Village Homeowners Association

Sky Hitch I, II, III & IV

Bigwhip Way **Property Owners Buggy Way Property Owners** CinchTrail **Property Owners Cutter Trail Property Owners** Hame Trail **Property Owners** Halter Trail **Property Owners** Haywagon Trail **Property Owners** Hoch-Eye Way **Property Owners** Lariat Trail **Property Owners** Martingale Trail **Property Owners**

- 3 -

Effective Date: September 2016

Sky Hitch I, II, III & IV (cont.)

Prairie Schooner Trail **Property Owners** Rein Way **Property Owners** Saddle Horn Way **Property Owners** Shay Way **Property Owners** Silver Bit Trail **Property Owners** Single Tree Way **Property Owners** Stirrup Way **Property Owners** Surrey Trail **Property Owners** Wagon Box Way **Property Owners** Wagon Wheel Trail **Property Owners** Whiffle Tree Trail **Property Owners** Yoke Way **Property Owners**

South Shore

Apache Trail

Arapahoe Road

Crow Trail

Routt County Road & Bridge
Shoshone Way

Routt County Road & Bridge
Uncompanyer Road
Routt County Road & Bridge

South Station I & II

Property Owners Bonanza Way Carson Trail **Property Owners** Carson Way **Property Owners** Cody Trail **Property Owners** Cody Way **Property Owners** Colt Trail **Property Owners** Fargo Way **Property Owners** Halter Trail **Property Owners** Haywagon Trail **Property Owners** Overland Trail **Property Owners** Overland Way **Property Owners** Pioneer Way **Property Owners** Sable Way **Property Owners** Saddle Horn Way **Property Owners** Silver Fox Trail **Property Owners** Springboard Trail **Property Owners** Station Way **Property Owners**

- 4 -

Effective Date: September 2016

Exhibit 1
Stagecoach Road Maintenance Responsibility

South Station I & II (cont.)

Sundance Way Property Owners
Tifford Trail Property Owners
Vigilante Way Property Owners
Wagon Wheel Trail Property Owners
Whiffle Tree Trail Property Owners



- 5 -

Effective Date: September 2016 Subject to Change

STAGECOACH PROPERTY OWNERS ASSOCIATION NOTICE OF 2016 ANNUAL PROPERTY OWNERS MEETING

The annual meeting for the Stagecoach Property Owners Association will be held at 9:00 a.m., Saturday, July 23th, 2016, at the SOROCO High School, located at 305 S Grant Avenue, Oak Creek, Colorado. The meeting is being held to provide members an update on the operations and financial condition of the Association, elect members to fill positions on the Board of Directors, and any other business that may be presented at the meeting.

Agenda for the Annual Meeting includes:

- President's Report
- Treasurer's Report
- Election of new Board Members
- Open Forum (question and answer session with homeowners)
- Lunch & Community Time

If unable to attend, please complete and return the attached proxy, so that we may establish a quorum.

Signed <u>Bryan Ayer</u>

Bryan Ayer

Community Manager

PROXY

authorize and appoint and to represent me/us as agent and proxy of voting in any matter in which I/we wou annual meeting; or in the event a quorum adjourned 2016 annual meeting shall be reand effect for 11 months or until such times.	•
Subdivision:	Lot #:
Owner's Signature:	Lot #: Date:
assessments to vote at the an	must be current on their association nual meeting in person or by proxy. mmunity Manager, via one of the following
US Post	
	Steamboat Springs, CO 80487
By Fax	
By E-Mail	bAyer@steamboatassociations.com