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President's Message

A Quarterly Newsletter

By John Troka

Each year as the snow begins to quickly melt; members begin to look to the summer ahead as the time to make improvements and repairs to their property. Our community manager has begun to see the expected increase in applications from owners for a variety of projects requiring review and approval by the Association's Architectural Control Committee. In addition, the strengthening economy and housing market in the Steamboat Springs and surrounding areas is driving an increase in lots sales and building activity in the Stagecoach area. Given the increased activity and the covenant controlled nature of our community, this issue of our newsletter will focus on informing and educating owners on the various covenants, rules and processes which govern the improvement and development of an owner's property within the Stagecoach community. If you don't find the specific information you may be looking for then please contact our association manager Bryan Ayer at (970) 875-2810 or bAyer@ steamboatassociations.com. You can also find additional information on our website at www.stage-coach.com.

I also want to provide some quick updates to items from recent newsletters. First, on February 14th, the Routt County Commissioners did ratify the updated Stagecoach Community Plan. The updated plan clearly outlines the

current development opportunities and challenges within the Stagecoach community. It also provides a greater degree of flexibility in future land use planning and the evaluation of potential development projects consistent with the overall vision for the area. The plan puts forth various policy statements and actions plans which will serve as a roadmap to how the community, Routt County and other agencies can work together to achieve the overall vision of the plan. I encourage all members to take some time to look through the updated plan, a copy of which is available on the Association's website.

In the last newsletter we mentioned the potential sale and development of Stagecoach Mountain and we receive frequent questions as to the status of this project. At this point in time, we have no additional information to share but do know that the development team continues to move forward with its efforts to make this project a reality. You can find more information on the development project at www. stagecoach.ski. Like all of you, we anxiously await further news and announcements about this project given the significant impact it will have on our community.

Lastly I want to thank all of the members who took time out of their weekend to participate in the recent information and feedback session to discuss the issue of the public accessing the BLM land via the Association's common area and an owner's private lot in the South Shore subdivision. In addition to our members, Kathryn McKinstry from the Bureau of Land Management, Kris Middledorf and Libbie Miller of Colorado Parks and Wildlife and Mike Mordi from Routt County

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Road & Bridge were present. We would like to thank them for their participation in discussing our member's questions and concerns. Further discussion of the access issue will take place at the Board's next meeting on Saturday, May 13th. The feedback from the meeting as well as from the numerous member emails we received will be considered by the Board as it explores alternatives to address the access issue.

Have a wonderful spring!

Building Information And Exterior Improvements

As the economy has improved the amount of applications for new houses and house improvements has increased significantly in the past year. Since January of 2016 there have been 11 new house applications, 5 shed applications, 3 fence applications and 4 remodeling applications as well as many more inquiries on the procedures to build or enhance an owner's lot.

All owners wanting to build on or improve their property need to be familiar with Article V of the Declaration of Covenants, Conditions and Restrictions. A copy of Article V can be found in this newsletter on **page 11**. A full copy of the Association's covenants can be found on the Association's website at **www.stage-coach.com**

Article V references the Architectural Control Committee (ACC) and building requirements including minimal square footage (1000 square feet), easements, temporary residences, and landscaping. Article V of the covenant document also outlines the Association's specific rules and restrictions concerning nuisances, allowable pets and animals, refuse and rubbish and exterior maintenance of an owner's property. As outlined in Article V, prior to the commencement of any construction or exterior improvement on an owner's property, the plans and specifications for such work and improvements must be reviewed and approved by the Association's ACC. This

approval is in addition to approvals and permits an owner may need from Routt County, Morrison Creek Metropolitan Water and Sanitation District, and Oak Creek Fire Protection District. In addition, owners may require approvals from neighborhood specific associations. Please note that a neighborhood association approval does not replace the required approval from the SPOA ACC and vice versa.

If you are considering building a home on your property, there are many details that need to be researched. The design and build of your home may be one of the last items on the list of requirements. In order to even get a building permit, the Oak Creek Fire Chief (970) 736-8104 must sign off on the road to your property which must meet certain construction requirements to allow for emergency access. Unless you are on the current water and sewer infrastructure you will need to have a well and a vault system for wastewater. If you have consolidated lots acres through the county process and your lot is 5+ acres in size, with SPOA's acceptance, you may apply for an on-site wastewater treatment system (i.e., septic) permit. For all water and sanitation questions you will want to speak with Morrison Creek Metropolitan Water and Sanitation District (970) 736-8250.

In order to use your lot to the full potential as regulated by the governing documents, knowing the building limits is very important. Essentially each lot is allowed a residence, a shed up to 120 square feet and an ancillary building. Building restrictions outlined in Article V include:

- A dwelling must have a minimum calculated square footage of 1000 SF with a maximum of 5000 SF of floor area.
- All permanent residences are allowed to have one detached shed/greenhouse/gazeebo with max square footage of 120 SF and not to exceed 12 feet in height. Said structure is subject to ACC approval but does not constitute and ancillary building. Appropriate setbacks, easements and variances apply as well.
- The Covenants allow for one Ancillary Building in keeping with the architecture scheme of the dwelling.
 "Ancillary Building" shall mean any roofed structure detached from the dwelling. No ancillary building

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Building Information • Continued from Page 2

Process for ACC Review and Approval

- An application is required anytime an owner wants to build a home, modify an existing home, add a garage, porch, deck, shed or fence to their property or change or build a driveway.
- All applications shall be delivered to the Association Manager by email or can be delivered in person at Steamboat Association Management at 675 Snapdragon Way Suite 100 in Steamboat Springs.
- All applications must have a drawing of the proposed work attached.
- An application for a new home must be accompanied by a \$250.00 fee. All other applications are free.
- Applications may be submitted formally or informally.
 A formal application requires the ACC to approve or disapprove the submittal within thirty days as per the Covenants. A Formal application requires that the plans submitted to the ACC are substantially the same plans as those submitted to the building department.
- An Informal agreement is another option which allows for discussion between the ACC and the applicant in order to achieve a plan that can be submitted to the Routt County Building department that is acceptable to the ACC. As it is not a formal application, the 30 day requirement is waived with the end result being an approved plan that can be submitted to the County for approval. This option serves well for projects or houses that are a bit out of the ordinary or if the owner would like to work with the ACC to come up with the best result through discussion.

shall be constructed unless a dwelling has previously been constructed on the lot or is being constructed contemporaneously with the dwelling. The total floor area of the ancillary building shall not exceed one-half the total floor area of the dwelling including any garage attached to the dwelling.

• When designing a home consider attaching the garage



so that it is still possible to have the other two buildings in the future if you so desire.

If you have any questions or are not sure if you need to apply to the ACC for a project, please feel free to contact the Association Manager, Bryan Ayer at bayer@steamboatassociations.com.



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Stagecoach Neighborhood Grant Program

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.

Grant Terms & Conditions

Grants will be awarded two times in 2017.

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.

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

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Property is Selling!

- Real Estate Market is Hot in 2017!
- Inventory is Low!
- Ready to Buy or Sell?
- New Stagecoach Opportunities!

Stagecoach Specialists

www.UpperYampaRealty.com



info@upperyamparealty.com (970) 736-8454

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Grant Program • Continued from Page 4

- 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

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.



You asked for RECYCLING!! We heard you STAGECOACH!!

Sign up and Get your 1st Quarter of Trash FREE!

Weekly Trash Service

\$35.00 per Month *Billed Quarterly*

Add Every Other Week Recycling

ONLY \$18.00 per Month *Billed Quarterly* *Offer valid for current service locations only

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Improving Access to Your Property

For many owners of Stagecoach properties, access to their lots may be limited or non-existent due to lack of constructed and/or maintained roads. Some owners have worked to improve access to their property by construction of primitive roads. While the Association supports these efforts, owners considering any type of road construction or improvement must first obtain permission to do so from the Association. Road and right of way responsibilities throughout Stagecoach are a complicated issue and it is important for owners to understand the requirements and restrictions before beginning any work. Owners are liable for any damages caused by their activities and responsible for completing any required corrective actions.

Some of the problems which have occurred in the past few years include:

- Road improvements which are not properly located in the public right-of-way and/or trespass on to owner's lots. Making improvements to an existing primitive road may be problematic as many primitive roads in place today fall outside of the public right-of-way.
- Lack of adequate or appropriately located drainage for road. In some cases improvements have been made which cause drainage from roads to be inappropriately discharged across lots outside of the defined drainage easements.
- Inadequate protection of and/or avoidance of wetland areas near road construction and improvements. In addition to wetlands, there are registered irrigation ditches and fresh water springs which must not be negatively impacted by road work.
- Lack of required Routt County permits for grading, excavation, constructing an access point onto the public right-of-way and working in the public right-of-way.

For those owners wanting to construct a residence on

their property, specific road construction requirements must be met before a County building permit can be obtained. These requirements are defined by the Oak Creek Fire Protection District. In addition, for those residences which will be utilizing a wastewater vault system, the road to the property must meet construction requirements imposed by the Morrison Creek Metropolitan Water and Sanitation District. These requirements are in place to ensure the vault can be properly monitored and serviced by a pumper truck.

The Association's policies on road construction and improvements can be found on the website at www.stage-coach.com. You can also contact our Association Manager Bryan Ayer with any questions and/or to request approval for any planned road work. Bryan can be reached at (970) 875-2810 or by email at bayer@steamboatassociations.com.

Pet Reminders

All dogs and cats in Routt County are required by law to be licensed yearly. All 2016 Routt County dog and cat licenses expire Dec 31, and new 2017 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 Routt County Humane Society, 760 Critter Court or at 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 off an owner's property, barking incessantly, and chasing or disturbing the areas wildlife. Owners having issues with these type 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.

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Stagecoach Real Estate Activity

By Rebecca Bailey, Town & Country Properties

From January 1 through mid-April there have been 2 sales of single family homes, with another 3 under contract. Both sales were for over \$1,300,000 (Lynx Basin Estates and Morrison Divide Ranch).

We are currently reporting 15 active home listings in the area, with prices ranging from \$395,000 (Red Hawk) to a \$11,995,000 home on 320 acres on CR16.

There have been only 3 townhomes and condos listed year to date, and they have all gone under contract very quickly! Currently, there are two townhomes pending (one at Eagles Nest, and one at Stagecoach Townhomes). The only sale so far this year is a 3 bedroom Wagonwheel, which sold for \$135,000 on April 7.

Vacant lots have been the big sellers! Seventeen lots have sold this year, ranging from \$3,800 to \$275,000. Another 7 lots are under contract, and 75 are active listings. In the same

time period in 2016, only 4 lot sales occurred.

It is encouraging to see all the new home construction in Stagecoach! With the lack of inventory, more people are choosing to build. The short supply of available homes makes this Spring and Summer the prime time to get YOUR home on the market!

The information provided is from the Steamboat Springs MLS, through April 18. It is deemed accurate, but not guaranteed. For more detailed information, please contact our office.







Rebecca Bailey 970-757-1111 rebecca@steamboatarea.com

Kerry Eaton 970-846-9591 kerry@steamboatarea.com



Ready to Buy, Sell, or Build?

We are a small, boutique office specializing in Stagecoach & South Routt. Kerry and Rebecca have lived in Stagecoach for a combined 39 years!

No One Knows The Territory Like We Do.

For the most up-to-date Stagecoach happenings, join our email list. Contact Us Today!

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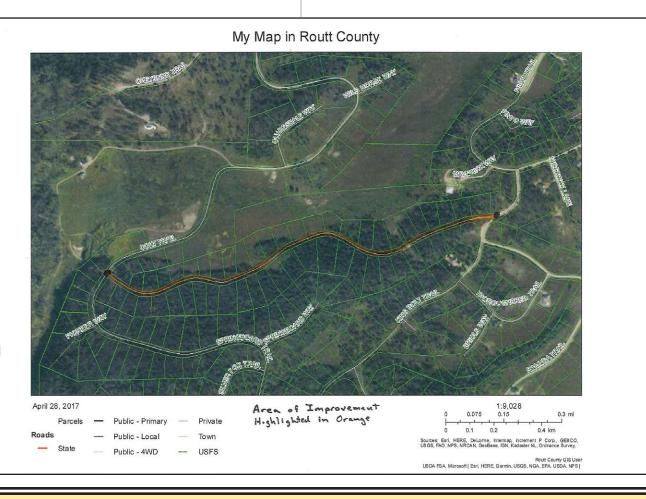
Colt Trail Road Improvements

This notice is to make property owners aware that Overland and South Station II subdivision lots, along Colt Trail as accessed from Filly Trail, will be more accessible by summer. A 2,700' long by 12' wide portion of Colt Trail is being improved by contractors between King Bolt Trail and Springboard Trail. The work is being coordinated by Joe Dickinson, South Station II lot 13 owner.

Mr. Dickinson started the process in 2016 when he wanted to clear dead trees from his lot but Colt Trail was overgrown.

The ROW was still visible and just needed survey and rough grading. He states that SPOA was very helpful when he inquired about improving the road and since then everything has seemed to fall into place. Mr. Dickinson is hoping that his neighbors along Colt Trail will use the road to visit their lots this summer. Access to Springboard Trail and additional lots in South Station II require road improvements as well. Joe is hoping that his efforts encourages other owners to think about improving roads to get to their lots in order to enjoy the Stagecoach lifestyle.

Anyone on Colt Trail in the Overland and South Station II Subdivisions having questions or interested in helping to contribute to the road improvements can contact Joe Dickinson at *cjd358@gmail.com* or call 615-957-0687. Your phone and email address will be requested to help establish a subdivision contact list.



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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 Cheryl Sullivan at the elementary school (638-4558) or email csullivan@ southrouttk12.org In order to start kindergarten children must be 5 years old before October 1st. Thank you.



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 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

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

Secretary/Treasurer

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

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 **zedogle10@gmail.com**

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

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

Vicki Weber (Term-ends July 2019) 32456 Ute Trail, Steamboat Springs, CO 80487 email2webers@q.com

CURRENT OPEN BOARD POSITION

(Term ends July 2018)
Position to be appointed by the Board of Directors
See page 3



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

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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 Declaration

ARTICLE V

ARCHITECTURAL CONTROL COMMITTEE

No building, fence, wall, swimming pool, or other structure shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, material and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an Architectural Committee comprised of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

Section a. **Building Type and Occupancy**. All Lots shall be known and described as residential tracts and shall be used only for Residences. No building shall be allowed or erected on any tract in said subdivision except a Residence provided that no such building shall exceed two and one-half (2-1/2) stories in height. All porches, storage areas, garden houses, etc., must be attached to said dwelling house and be constructed so as to constitute one building only 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.

Section b. **Dwelling Size**. Individual townhouses, condominiums and apartments shall occupy a floor area of actually and fully enclosed building of not less than five hundred (500) square feet. Balconies, open porches and garages are not included in such minimum floor footage. Single family residences and duplexes must provide minimum floor area of one thousand (1,000) square feet for each living unit. In computing this minimum area for single family residences and duplexes only, the area of open porches and other attached structures shall be construed as equivalent to a closed area of one-half (1/2) the area of such open porches and other structures credit for which shall not exceed, under any circumstances, two hundred (200) square feet. No fences may be built outside building setback lines without written permission of the Committee.

Section c. **Building Location**. All improvements shall be erected within the setback lines and shown on the plat and the exact location shall be subject to the approval of

the Committee. Variations from those setback lines may be made by the Declarant and by the Committee only.

Section d. **Re-subdivision**. No further subdivision or re-subdivision of any tract or combination of tracks as shown on the plat shall be permitted except upon prior approval of the Declarant.

Section e. **Easements**. Easements for installation and maintenance of utilities and drainage facilities and for roadways are reserved as described on the recorded plat. No shrubbery, trees or plantings shall be placed on said easement. No buildings, fences, or structures of any type shall be built over, across, on the line of, or in such a manner as to include such easements within the Lot or tract, but such easement shall remain open and readily accessible for service and maintenance of utilities and drainage facilities and other purposes.

Section f. **Temporary Residences**. 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. Exceptions may be granted by the Association for a period not to exceed one hundred twenty (120) days during construction of a permanent residence by the owner on his Lot. Except for the above exception, no trailers of any type shall be placed or kept on any Lot unless such trailer is in a enclosed garage

Section g. Water. There shall be no water wells drilled or placed on any Lot or tract covered by these Covenants, except as may be required for public water system. Any sewage disposal system placed upon any Lot shall comply with the requirements of the State of Colorado Health Department and Routt County, Colorado. Any residence constructed on any Lot shall be connected with any public or community water or sewage disposal system which may be formed or created to serve the Subdivision.

Section h. **Clearing Trees**. Approval shall be obtained from the Committee to cut down, clear or kill any trees on any lot. Further, each and every grantee agrees that all the trees cleared by him will be disposed of in such a way that all Lots, whether vacant or occupied by building, shall be kept free of accumulations of brush, trash, or other materials which may constitute a fire hazard or render a Lot unsightly, provided, however, that this shall not operate or restrict grantees from storing firewood in neat stacks on their Lots

Section i. **Commercial**. Commercial zoning will not be allowed within the Subdivision. No commercial type vehicle and no trucks shall be stored or parked on any Lot except in a closed garage, nor parked on any residential street or alley except while engaged in transport to and from a residence. For purposes of this Covenant, a

3/4 ton or smaller vehicle, commonly known as a pick-up truck, and which is not used for commercial purposes, shall not be deemed to be a commercial vehicle or truck.

Section j. **Nuisance**. Nothing shall be done or permitted on any Lot which may be or become an annoyance or nuisance to the neighborhood. No noxious or offensive activities of commercial business or trade shall be carried on upon any track, except that professional offices such as that of a lawyer, doctor, dentist, or engineers may be maintained within the main dwelling upon specific approval by the Declarant in each case.

Section k. **Refuse and Rubbish.** Rubbish, garbage, or other waste shall be kept and disposed of in a sanitary container. No tract or easement shall be used or maintained as a dumping ground for rubbish. All containers or other equipment for the storage or disposal of garbage, trash, rubbish or other refuse shall be kept in a clean sanitary condition and shall be kept inside the Residence or individually housed. No trash, litter, or junk shall be permitted to remain exposed upon the premises and visible from public roads or adjoining or nearby premises. Burning of trash will not be permitted.

Section l. No **signs** of any character shall be displayed or placed upon any of the premises or Lots in said Subdivision except one professional sign of not more than one square foot in area per side, advertising the property for sale, house numbers, occupant's name or signs used by a builder approved in writing by the Declarant to advertise the property during the construction and sales period. All signs are subject to the approval of the Committee.

Section m. **Animals**. No animals, livestock, or poultry of any kind shall be housed, raised, or kept on any track or property either temporarily or permanently, except that commonly accepted domestic pets may be kept provided that they are not kept or maintained for any commercial purposes.

Section n. Aerials, antennas, Clotheslines and Exterior Tanks. No exterior aerials or antennas will be permitted. In addition, on grantee shall place upon his premises clotheslines, swimming pool filter tanks, fuel oil tanks, or similar tanks, which may be visible from the street. All tanks must be enclosed or otherwise appropriately screened so that they will not be visible from the street or from adjoining Lots. Protective enclosures to screen the above must be approved by the Committee as a part of the plans for the improvement to be located on the property.

Section o. **Party Wall and Common Roof**. Each wall which is built as part of the original construction of the home upon the lots and placed on the dividing line

between the Lots shall constitute a Party Wall and to the extent not inconsistent with the provisions of this Article, the general rules of law regarding Party Walls and the liability for property damage due to negligent or willful acts or omissions shall apply thereto.

- 1. The cost of reasonable repair and maintenance of the Party Wall shall be shared by the Owners who make use of the Wall in proportion to such use.
- 2. If a Party Wall is destroyed or damaged by fire or other casualty, any Owner who has used the Wall may restore it and if the other Owners thereafter make use of the Wall, they shall contribute to the cost or restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution from the other under any rule of law regarding liability for negligent or willful acts or omissions.
- 3. Notwithstanding any other provisions of this Article, an Owner who by his negligent or willful act causes the Part Wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.
- 4. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successor in title.
- 5. In the event of any dispute arising concerning a Party Wall, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision of the majority of all the arbitrators shall be final and conclusive of the question involved.

Section p. **Exterior Maintenance**. In the event an owner of any Lot in the Properties shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right through its agents and employees, to enter upon said parcel and to repair, maintain, restore the Lot and the exterior of the building and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become a part of the assessment to which such lot is subject.

Section q. **Landscaping**. Any barren areas on any site as a result of construction or improvement shall be re-planted by the Owner(s) of the site (s) either with flora natural to the region or in such grass or other planting as may be approved by the Association. This re-planting shall commence within six (6) months of the completion of the construction of the improvement and shall be completed within six (6) months

thereafter. No person shall be permitted to interfere with or direct the natural course of any drainage or runoff so as to alter the natural flow onto or across the site or living unit of another. No site shall be used for the purpose of mining, quarrying, drilling, boring or exploring for or removing water, oil, gas or other hydrocarbons, minerals, stones, gravel or earth.

STAGECOACH PROPERTY OWNERS ASSOCIATION

Owners Informational Meeting and Feedback Session Stagecoach Fire Station April 8, 2017; 10:00AM

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

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

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

Demographics of Owners Attending: 34 Total

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

Purpose of Meeting:

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

Summary of Discussion:

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

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

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

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

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

Ideas to address concerns:

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

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

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

The Meeting was adjourned at 1:00 PM



STAGECOACH PROPERTY OWNERS ASSOCIATION

Meeting of the Board of Directors Resort Group Conference Room Steamboat Springs, Colorado February 4, 2017

Board Members Present: John Troka (President), John DiNicholas, Tom Rashid, Zed Ogle, Barbara Houston and Tom Watts.

Art Fine was present by teleconference.

Management Present: Bryan Ayer, Association Manager

Guests Present: Keith Kyhl - Manager of Operations for Natural Resource Solutions Group Inc.

John Troka called the meeting to order at 9:01 am.

With 7 Board Members attending, a quorum was present.

Approval of Board Meeting Minutes and Ratifications:

Approval of November 12, 2016 Board Meeting Minutes

Motion: Art Fine made a Motion to approve the minutes as written. Zed Ogle seconded. The Motion passed without dissent.

Member Comments:

No members of the Association were present for comment.

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

State Park Snowmobile Agreement: Craig Preston from the Stagecoach State Park has requested that they be able to use the snowmobile that is owned by SPOA in order to groom their trails around the lake. The contracted rate is \$50 per use and will be invoiced at the end of the season. Dave Keller, who grooms the Nordic trail for SPOA will drop off and pick up the machine so there is only one person transporting the machine. The Manager presented the signed contract and there was no dissent from the Board.

<u>Snowmobiling Issues:</u> There have been several instances of snowmobiles operating around the SPOA area along roads and in common areas as well as across private lots. When possible the association manager follows the tracks to determine who it could be and then reaches out to them and informs

them that it is a residential community and that motorized vehicles are unwanted around the area and that I receive several complaints every winter regarding snowmobiling in the area. In most cases, the snowmobilers are also crossing onto undeveloped lots which are private property and could be considered trespassing. Although this problem occurs every winter there is not an exact guideline or rule that prohibits motorized vehicles on common area within SPOA. Tom Watts volunteered to work on the language for the new guideline, which will be reviewed by the Board and then published in the next newsletter with the rule or guideline being adopted at the following Board meeting.

<u>Newsletter:</u> The manager suggested that the next quarterly newsletter should go out by the beginning of April and should mainly focus on Article V of the Covenants as well as adopted building guidelines. There should also be a letter from the Board that states in clear language that the Board, the Rules Committee and the members of the ACC are those responsible for enforcing the rules and that the Manager works at the discretion of the Board.

<u>ACC/CCR/Rules:</u> Bryan stated that he believes it will be a busy summer for applications. There are currently 5 houses under construction that were approved in the fall and one new application that has been approved for a South Shore lot.

<u>Summary of Violations</u>: Bryan presented a summary of ongoing violations. There is one owner that has gone through multiple processes with SPOA that has now been contacted by the county in regards to cleanup of the property. There are multiple owners that have built illegal unapproved structures. Of those owners, one has had a hearing and a decision by the board on a timeline of progress, one has fully dismantled the structure and another is still in the process of working with the manager on an acceptable direction. One of the owners in violation has not been very cooperative and has been mostly combatant. Bryan Ayer feels that he needs more backup from the Rules Committee concerning this individual and will send a letter from the Rules Committee with a deadline of July 1st to dismantle the illegal structure completely and move his camper off property or fines will be imposed. Bryan will send a draft to the Rules Committee before sending out to the owner in violation.

Another topic of discussion concerned an owner that last summer, while working on his property in Overland, was camped out in his RV most of the summer. The Manager asked for guidance from the Board on how they wanted it handled this summer. In general, in accordance with Article V of the Covenants, "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. Exceptions may be granted by the Association for a period not to exceed one hundred twenty (120) days during construction of a permanent residence by the owner on his Lot. Except for the above exception, no trailers of any type shall be placed or kept on any Lot unless such trailer is in an enclosed garage." It had been relayed to the manager that if owners were on their property in order to cut out dead, standing trees that it was in the best interest of SPOA of them to do so, and the manager would work with them in order to help with fire mitigation. In this particular case, although much standing dead was cut down on this owner's lot, his time there was unacceptable as he

still had not presented any plans to the ACC for review and thus was not allowed the 120 days during construction. It was decided to send the owner a letter stating that he is welcome to work on his property, but that he is not to place any structure of temporary character as a residence until the plans for his residence had been reviewed and accepted by the ACC.

Steamboat Association Management Concerns:

Steve O'Rourke, President for Steamboat Association Management (SAM) attended the meeting to discuss SAM's concerns regarding member communication, ACC review process, and policy and rules enforcement. Mr. O'Rourke had drafted a letter to the SPOA Board stating two areas of concern 1) the architectural review process and 2) the enforcement of rules and regulations.

Mr. O'Rourke's concern is that with the stronger economy and the possible sale of the ski area, that the Architectural review process needs to have good communication and timely results as it looks to be a busy summer. The ACC should act in a quick manner on presented applications from the Association Manager. The original process with SAM was for the Manager to send the applications to the ACC chairman who would then send it to the rest of the ACC and then gather input and votes and then inform the Manager of the result. This process has broken down and currently the Manager is sending the application information to the entire ACC, gathering the input himself and then concluding the process without participation from the Chairman. Tom Watts, the ACC chairman, expressed that he will do better with the communication and participation in the process. Mr. O'Rourke felt that if the application process does not get better and timelier that the Board should look into hiring an actual architect to provide review and to assure the applications follow the Covenants and guidelines.

On the matter of Rules enforcement, Mr. O'Rourke believes that SPOA owners have the mistaken idea that the Manger is making policy and enforcing it. This places both him and the Association at Risk and has resulted in communications from owners that have been combative and negative in nature. He believes that the Board should issue a clear statement to the ownership, providing support to the manager and describing that policy and rules development is not the responsibility of the Association Manager, but is in fact the responsibility of the Board or of a Rules Committee.

At the July 9, 2016 Board meeting, a rules committee was established with the participating Board members being Tom Watts, Art Fine and Tom Rashid. The Rules Committee membership is determined by those Board members serving in the 3rd year of their term. In order to move forward with a solution to this issue, the Manager, Bryan Ayer, will document potential violations of the Covenants and forward that information to the Rules Committee for them to decide what action needs to be taken. It was also decided that any violation letters that are sent out will include the Rules Committee member's names and contact emails.

Treasurer's Report:

Preliminary FY 2016 Financials:

Total Cash as of December 31, 2016 was \$448,582 of which \$157,850 are restricted road funds.

Accounts receivable at the end of December was \$161,009. This amount reflects unpaid amounts from the 2017 annual assessment billed in December and due on January 1, 2017.

Accounts payable as of December31, 2016 was \$3,598. The amount owed reflects invoices for legal services, Nordic trail grooming, surveying and other miscellaneous services not yet paid.

Members Equity – Operating Fund balance as of 12/31/2016 was \$16,989.

Members Equity – Project/Reserve Fund balance as of 12/31/2016 was \$228,701.

Members Equity – Restricted Fund balance as of 12/31/2016 was \$158,850.

Operating income for the 2016 Fiscal Year was \$103,671. This amount reflects member assessments of \$104,636 less bad debt expense of \$6,168. Other Income of \$5,203 includes such items as late fees, ACC fees, newsletter and the gain on the sale of equipment.

Operating expenses for 2016 totaled \$97,556 versus a budgeted amount of \$103,000. Higher than expected costs for utilities (water) and lien fees were offset by lower than expected accounting fees, website costs, and insurance premiums. Legal fees, bank charges, maintenance and meeting costs were consistent with budgeted amounts.

Project/Reserve Income for FY2016 was \$113,249 and reflects \$113,104 in member assessments less bad debt expense of \$124. Interest income was \$269.

Project/Reserve Expenses was \$54,358 with \$12,391 spent on common area improvements, including the construction of the Sunset Point Trail; \$3,351 on community infrastructure, including a contribution to the storage area fence at Wagon Wheel and additional cluster mailboxes; and \$38,125 on road maintenance and survey work.

Restricted Funds income reflects \$186 of interest income earned on funds held. There are no year-to-date restricted fund expenses. There is still a 2016 depreciation expense to be booked as a closing entry to end the fiscal year.

Accounts Receivable

Collections: The statements for the 2017 billing were sent out on December 1, 2016 with payments due no later than February 1, 2017 before interest rates are charged. A total of 2265 lots are billed. As of January 31, 2017, 713 lots owed a total of \$95,369. The Board reviewed the A/R Delinquency Report through 2/4/17. There are currently 168 owners that owe more than the current 2017 billing of 2017 and 530 owners that owe \$95 or less.

Foreclosure Actions: At the November 12, 2016 Board meeting there was a Motion to foreclose the Association's assessment lien against the properties of nine (9) SPOA owners and therefore to direct the Law Office of Sarah D. Claassen P.C. to commence suit against the following SPOA owners, 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. Final demand letters to the owners were sent on January 27, 2017 reflecting the total amount through that date, including late fees, legal charges and the 2017 Annual Assessment. Owners receiving the letters were given a final opportunity to pay their outstanding balances in full by February 10, 2017. Foreclosure complaints would be filed the week of February 13th for those owners not making the required payment.

MOTION: Tom Watts made a Motion to approve a budget of \$18,000 for the purpose of foreclosure action against the nine owners. Barbara Houston seconded the Motion. The Motion passed without dissent.

Old Business:

<u>2017 Budget:</u> The Board opened the meeting to member comments and questions on the 2017 budget adopted on November 12, 2016. No members of the Association were present for comment.

Stagecoach Community Plan: John Troka provided a status on the adoption of the Stagecoach Community plan prepared by Routt County. After a process that took over two years, the plan was adopted by the County's Planning Commission on January 19, 2017. The Routt County Commissioners are scheduled to consider the plan for ratification at their meeting on February 14, 2017. John Troka encouraged the rest of the Board to attend if they were able. John Troka is planning on attending the meeting and speaking on items concerning the Morrison Creek Metropolitan Water and Sanitation District's service plan.

Executive Session

MOTION: Tom Watts made a Motion to go into Executive Session pursuant to CRS 38-33.3-308(4) (f) to discuss communications with the Association's attorney regarding the Morrison Creek Metropolitan Water and Sanitation Districts' service plan. The Motion was seconded by Tom Rashid and approved without dissent. The Board went into Executive Session at 11:40 a.m.

The Executive Session was adjourned at 12:10 p.m.

No Motions were made during executive session.

<u>Board Vacancy:</u> Due to the resignation of Brad Church, there is currently a Board vacancy. The position was advertised in the newsletter as well as through an email sent to the ownership. Four individuals expressed their interest in serving on the Board; Howard Bashinski (Lot 23 Eagles Watch), Rob Walker (Lot 38 Morningside), Chris Harden (new owner, but asked to be removed from consideration for this

year), and Mr. Britton (Lot 60/61 Horseback, didn't send in any additional information).

MOTION: Art Fine made a Motion to appoint Rob Walker to the position. Tom Watts seconded the Motion. Motion failed. Dissenting: Barbara Houston, Tom Rashid, John DiNicholas, Zed Ogle, and John Troka.

The Board decided that they would like to speak with the candidates or at least find out more about why they want to be on the board and what they believe they can bring to the board. The decision was tabled until the 2^{nd} quarter meeting. The candidates would be invited to attend this meeting to discuss their interest in serving on the Board.

South Shore Electrical Infrastructure Project: Tom Watts presented some updated information regarding the possible use of the Declaration amendment to a pro forma resolution for Board review to fund the construction of a main electric line serving some of the lots in South Shore. The line would be installed along easements from the sewer plant up to Lot 16 and would benefit 77 lots, all located adjacent to Shoshone Way, in the South Shore subdivision. Tom presented some correspondence of support that he had received from some of the possible interested parties along the route. In doing so he felt that he has shown enough interest to invoke the covenant for special assessments. Lot owners for 52 of the 77 lots would need to vote in favor of a special assessment for the project to move forward. Tom Watts has met with YVEA and presented preliminary estimates of cost for the line in the amount of \$631,573. The high cost reflects the installation of high capacity equipment along a portion of the route to allow YVEA to expand the service to other parts of South Shore. Tom felt that there is still more research to be done and proceeded to ask a series of questions to the Board regarding possible SPOA financing and who could put up the collateral needed as YVEA would want the cost of the project paid before work was to begin. The Board showed support and Mr. Watts will proceed with gathering more information on the proposed project and financing options.

Access to Public land via South Shore: Since the last Board meeting, the Manager and Board Members John DiNicholas and Tom Rashid met with employees of the BLM and DOW on location at South Shore to discuss possible solutions to the issues of access, development and enforcement for the BLM parcel. Since that meeting, the Manager has received informational emails from Gina Robinson, Outdoor Recreational Planner for the BLM Craig Office as well as Libbie Miller and Kris Middledorf, the District Wildlife managers for the Department of Wildlife. Both entities expressed their interest in collaborating with SPOA to maintain public access to the BLM south Shore parcel.

Gina Robinson provided a BLM proposal that includes a primitive parking area on BLM land that would accommodate 10 vehicles and 2 trailers and is set back off the road near the existing pond. The parking concept would focus on 5 main points: to allow SPOA to work with Routt County to post "No Parking" signs on streets, eliminate night-time use as BLM would make the parcel 'Day Use Only', provide non-motorized recreational activities, limit the number of vehicles accessing the parcel and to prevent trespass on private property. Libby Miller expressed her concerns with the parcel being 'Day Use Only'

as hunting pursuits may include those hours prior to sunrise and after sunset.

The Board discussed the situation and reviewed survey results of the area. The survey results conclude that the point between SPOA Common areas C and D where the ROW touches the BLM property is not a lawful access point and as a result if any project was to continue forward, that an easement would need to be granted across the SPOA common area to the BLM and DOW. In order to gauge community and public interest and concerns it was decided that a public meeting should be held at the Stagecoach Fire House sometime before April 15, 2017. The Manager will reach out to the participating parties, including Routt County Road and Bridge as any access might produce more traffic on the county ROW, to try to set up a date for the meeting.

New Business:

Establish SAM contract renewal subcommittee: The management contract between SPOA and SAM expires at the end of the Association's 2017 fiscal year which is December 31, 2017. A committee is needed to define the Associations' requirements to be included in the new contract, negotiate its specific terms and conditions with Steamboat Association Management and submit it to the full Board for approval. The board members who agreed to serve on the subcommittee are: John Troka, Tom Rashid, Barbara Houston and John Dinicholas. John DiNicholas inquired whether or not the contract should be put out to bid. John Troka expressed concerns regarding the ability to complete a full RFP process in time for a potential new management company to assume responsibilities on 1/1/2018. He also noted that based on initial discussions with SAM, they would prefer a single year contract with renewal periods going forward versus the multiple year contract the Association currently has with them. As such, the Association has the opportunity to limit its commitment to a single additional year thereby giving adequate time to prepare for and execute a successful RFP process and transition if it chooses to pursue that as an option.

<u>Annual Meeting preview:</u> The annual meeting is set for July 22, 2017. In the past the meetings have been held at the Soroco High School, however the Board discussed having the meeting and BBQ lunch within the community of Stagecoach. It was proposed to have the manager look into the cost of having an event rental company set up a meeting venue for 100-150 people that would be located somewhere in the northern section of SPOA.

<u>2017 Projects:</u> There are three main focus points for the Board for 2017, Wildfire Mitigation, Road Maintenance and Trails and Recreation.

Wildfire Mitigation: Zed Ogle has been working on pursuing more information regarding mitigation of existing burn piles left over from the 2012 mitigation as well as the possible mitigation of standing dead timber located on many lots throughout SPOA. He has been in contact with Kit Buell and Basia Trout who work for the forest service as well as Keith Kyhl who is the Manager of Operations for Natural Resource Solutions Group Inc. Mr. Kyhl gave a description of his background and the abilities of his company. The Board was in agreement to move forward with mitigation action as the burning of

existing piles has been slow and dependent upon not only allowable burn days, but also the availability of Chief Wisecup and staff to complete the burns. It was thought that an independent contractor such as Mr. Kyle may be able to accomplish more as a company dedicated to the particular task.

Tom Watts stated that he would like to see 1) a proposal to provide a management plan 2) implement the plan with project management services provided through the contractor 3) with the result of exterminating the existing burn piles and cutting and hauling off other existing standing dead timber.

The Board decided that they would like to first see a proposal price for creating the plan itself, followed by separate estimates of what portion of the mitigation can be done at what price for the existing piles and then for the standing dead with guidance through a professional risk assessment of priorities throughout SPOA. The Board would also like to know the potential of grants in order to help pay the cost of the project and would like to see the contractor pursue grants as part of the proposal.

In the interim, the Board was reminded that it previously authorized an additional \$2,500 for the Oak Creek Fire Protection District to continue burning the slash piles as time and conditions permitted. The manager would continue to coordinate this with Chief Wisecup.

Road Maintenance: John Troka indicated that the Road Committee had not met recently so there were no recommendations yet for new maintenance activity in 2017. He expects the recommendations from the Road Committee to be presented at the next board meeting. There remains one 2016 approved project to be completed in 2017. This project is the replacement of the large, 60" culvert located at the intersection of Whiffle Tree Trail and Shay Way in Sky Hitch. The culvert is collapsing in the middle and is currently 60% blocked. In addition to the drainage problem, the damage is undermining the road service. The association manager will contact Mike Halder to secure a bid and seek out other contractors that might be interested in completing this project.

Trails and Recreation: Tom Rashid has some ideas for trail development and will be working on gathering information on a couple different areas. One area discussed would be located around the current location of the Nordic Trail on Stirrup Way. In reference to that, the fence at the parking lot there is in disarray and should be replaced. The Manager is to get a cost estimate on its replacement. It was also asked of the Manager to check on the bench that is being built for the Sunset Point Trail that was built last year.

Neighborhood grant program: John Troka presented a proposal for a neighborhood grant program. The program is modeled on other citizen grant programs found in the state of Colorado. The grant program provides subdivisions/neighborhoods with the ability to request funds from SPOA to fund activities which bring their neighbors together for the betterment of their communities. Grants will be awarded two times in 2017 with deadlines of submission of May 15th and August 15th. Grants must be submitted by neighborhood residents or HOA's and no more that \$500 will be granted to a neighborhood in a calendar year as the program begins. More information on the grant program will be made available on

the website and promoted in the upcoming newsletter.

MOTION: Tom Watts made a Motion to fund the proposed Neighborhood Grant Program out of the Reserve Projects fund in the amount of \$10,000. Barbara Houston seconded. The Motion passed without dissent.

<u>High Cross Association Request for Audit:</u> Members of the High Cross Association had sent a letter to the SPOA Board of Directors requesting an audit of the SPOA accounts as it relates to the accounting for income and expenses associated with the High Cross subdivision. Members of the Board of Directors for the High Cross Owners Association, John DiNicholas and Zed Ogle were asked by John Troka how they wanted to proceed with the request. John DiNicholas indicated they wished to withdraw their request at this time. No further action was taken.

Next Board Meeting:

The second quarter Board meeting of 2017 was scheduled for Saturday May 13, 2017 at the Resort Group conference room.

The Meeting was adjourned at 2:20 p.m.

