

Stagecoach Property Owners Association

Stagecoach Express

A Quarterly Newsletter

www.Stage-Coach.com

No 2nd Quarter • 2020

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President's Message

By Kayleen Cohen

Dear Stagecoach Property Owners,

It is officially summertime in Stagecoach! The hillsides, meadows, and fields are dappled with a most stimulating array of greens and purples. The smell of sage wisps through the air and it seems that people are flocking from all over Routt County to enjoy fishing and boating at the reservoir. If you haven't already, I highly recommend enjoying the new picnic area at the Stagecoach Reservoir Marina, complete with picnic tables and a swim dock. This project was completed by the Stagecoach State Park last summer. Enjoy the shade of Cottonwood Trees courtesy the 2019 SPOA Board of Directors under the leadership of John Troka. These summer months are a precious time to live here in Stagecoach.

If you are passionate about preserving and enhancing the beauty of our extremely unique area, now is a fantastic time to get involved with Stagecoach Property Owners Association. We are working hard on many community development and enhancement projects and need thoughtful contributors. Please consider joining the Board of Directors and attending SPOA meetings, both annually and quarterly, to share your opinions and contribute your expertise. And of course, if you have thoughtful comments you would like to share, please send them to our Association Manager, Bryan Ayer at bayer@steamboatassociations.com.

Annual Meeting - July 18th

Mark your calendars! The 2020 Stagecoach Property

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ANNUAL SPOA MEETING

Saturday, July 18th

PLACE: ZOOM APPLICATION

TIME: 9:00 AM MST

The 2020 Annual meeting will be held on July 18, 2020 via the Zoom Application.

The meeting packet was mailed on June 28 and included the meeting announcement and proxy form as well as the Draft agenda and information on how to participate in the virtual meeting. Last years Draft minutes that will be approved at this meeting can be found on pages 9-15 of this newsletter.

For your convenience, the Draft Agenda and instructions to participate via Zoom, as well as the proxy form are also included on the last pages of the newsletter.

If you cannot attend the meeting, please send in your proxy form so business can be conducted. If you own multiple lots, you can list them all on one form

President's Message • Continued from Page 1

Owners Association Annual Meeting is happening virtually on Saturday, July 18th at 9am. Tune in to learn more about SPOA's current projects including the Master Trails Plan, ACC policies, Wildfire mitigation efforts, and more. The Zoom format will allow participants to share questions and participate in presentations from several of our board members. Please try to log into the meeting between 8:30 and 9 so that participants may be registered for quorum purposes. You should receive the meeting announcement by mail, however the Agenda, Zoom instructions and a proxy form are also included on the back pages of this newsletter.

3 Board Seats Available

There are multiple board seats available that will be voted upon at the annual meeting in July. Joining the Board of Directors is a great way to share your expertise and add value to our community. Board members are asked to attend quarterly meetings and to contribute to on-going projects and decisions. Interested applicants should send a short bio explaining your interest and qualifications to our Association Manager, Bryan Ayer at bayer@steamboatassociations.com.

Master Trails Plan Survey

An initial draft of our Community Master Trails Plan has been prepared and is ready for review and comments. The survey can be found here: <https://forms.gle/taaUeGsxEUayH7Gq6> There is a preliminary draft version of the plan including maps with prospective future trails, trail use, and trail surface type descriptions. It is important to note that this is a draft plan and that none of the proposed trails are finalized or have been approved for construction by the board. Please use this digital survey to provide your feedback. Any additional comments should be sent to our Association Manager, Bryan Ayer, at bayer@steamboatassociations.com.

Community Survey Results

A big thank you to the community members who took the time to participate in our online survey last quarter. This survey was intended to allow the membership to provide

input on several pending and conceptual ideas. The results are as follows:

- Willingness to amend the minimum square footage in certain subdivisions: 57% in favor with 43% opposed.
- Possible future development of a Community Center: 52% in favor with 47% opposed.
- Should motorized vehicles be prohibited on SPOA common areas: 54% in favor with 46% opposed.
- What constitutes a "failure to maintain": 63% in favor with 37% opposed.

Many comments were also submitted as a part of this survey. These comments were discussed at the SPOA BOD Meeting on 5-16-2020. The survey is still open for input. The survey can be found here: <https://forms.gle/1Vp7wtokydkJce7N9>

Proposed & Adopted Policies

There has been much excitement and discussion surrounding the proposal and adoption of several new ACC Policies. Please note that these policies are intended to streamline the decision-making process for the ACC, remove subjectivity, and provide a consistent standard for development in the Stagecoach community. No policies are adopted without being published to the membership for review and comment and subsequent board discussion. At our latest meeting in May, the Board of Directors moved to adopt proposed policies 2020-1B, 2020-2, and 2020-3. Policies 2020-4 and 2020-5 were tabled for additional discussion. The adopted policies can be found on pages 5-6.

The adopted and proposed policies can also be viewed at www.stage-coach.com Please send thoughtful feedback to our Association Manager, Bryan Ayer, at bayer@steamboatassociations.com.

With sincerity,
 Kayleen Cohen
 President, SPOA BOD

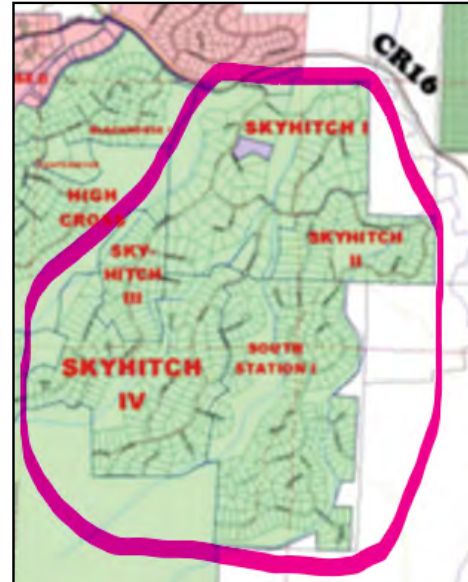
A Response to the 500 Square Foot Question

My husband and I purchased land in Sky Hitch IV in 2014. I became a member of the board because I wanted to become a part of this wonderful community. We bought the land with hopes to build an environmentally friendly smaller/minimal timber frame home. Many owners in our area feel the same based on anecdotal evidence. So to see if the support for smaller homes real my husband and I sent out self addressed postcards asking those in our immediate neighborhood if they supported a 500 square foot minimum. Our informal survey showed 94% supported the idea of the 500 sq. ft. minimum. <https://mystagecoachneighbors.blogspot.com/2020/02/what-do-neighbors-think-about-500-sq-ft.html>

The board then added a similar question to a survey to the entire Stagecoach community. More than half of ALL responding SPOA owners indicated that they were in favor of a covenant change that would allow a minimum 500 square foot dwelling in the southern seasonal access areas of Stagecoach. These areas include Sky Hitch II,III,IV and South Station I and II. (please see the map)

However, some of the comments from the survey indicated a misunderstanding of what we were asking and I think with a little more information there is actually more support than what was indicated. The following is meant as a response to educate the members about the 500 square foot request per [Article V](#) section B of the covenant, "Dwelling size."

The biggest misunderstanding surrounded responses about "tiny houses", trailer parks, mobile homes or campers. Although 500 square feet is small, we are not asking to allow structures on wheels or temporary foundations. Tiny homes are actually defined as **400 sq ft or less**. (defined in the 2018 International Residential code.) We are requesting small cabins or cottages. Dwellings that are on foundations with conventional septic systems, water wells and off-grid electric that are [built to Routt County Codes and subject to](#)



the approval of the SPOA Architectural Control Committee. When one considers the remote setting and seasonal-only access of the southern areas of Stagecoach, it is apparent why owners would want to build smaller dwellings in these areas.

The second most frequent comment referred to property devaluation. We are asking about an exception for the remote seasonal access properties of the southern areas only, where property values are and have been depressed for over forty-five years due to road abandonment by the county, infrastructure deficiencies and lack of construction incentives. There are over 710 vacant lots in the SkyHitch and SouthStation subdivisions with only 6 dwellings located in the improved periphery. It's hard to understand how a minimum 500 square footage allowance could further depress property values in this area or devalue property in the more developed areas where the 1000 square foot minimum would remain in effect. These areas are so distant physically and visually that comparisons of dwellings would be difficult.

One frequent comment against small dwellings was worry about having to look at shacks or sheds next to their homes. There are two misunderstandings in these comments. The proposed area is in the southern undeveloped areas of Skyhitch and South Station where access is seasonal and roads

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500 Square Foot Question • Continued from Page 3



are NOT improved or maintained by the county. Secondly, the Architectural Control Committee would never approve a dwelling that looked like a “shack or shed” and Routt Co requires all structures to be built to the 2018 International Residential Code with permits and inspections. Routt Co requires frost protected foundations, approved septic systems, engineered snow load roofs, full height ceilings and conventional kitchens and bathrooms. These areas require expensive off-grid technologies like solar electric, septic systems and water wells, leading to the likelihood that no one is going to attempt to build a “shack or shed” given these additional requirements.

Many comments had nothing to do with minimum

size, such as cluttered or junk on property, cookie cutter cabins, overcrowding, poorly maintained, bad build quality, transient or seasonal workers, etc. These comments aren’t so much a misunderstanding of the survey question related to minimum size, but the lack of understanding of the protective covenants in general and the responsibility of each owner in the association to abide by them. There are 18 sections in Article V that describe restrictions on how you can and cannot use your property and how a structure must be constructed and this should provide assurance to those questioning the change.

There are now a plethora of companies designing and building beautiful small homes that are appropriate anywhere, as well as Stagecoach, but particularly practical for the remote seasonally accessible southern areas. The opportunities made available for our community would be so much greater if the members were all given the option to build in a way that reflects their philosophy of living, gentle on the land and build only what you need while maintaining harmony with the area. In the end if more members can build, Stagecoach will grow into a more beautiful community.



South Routt Kindergarten

If you have a child who will be starting Kindergarten at South Routt Elementary next fall and he/she is not enrolled in the SoRoCo Preschool please either call Lori Lombardi at the elementary school (638-4558) or email llombardi@southrouttk12.org. In order to start kindergarten children must be 5 years old before October 1, 2020. Thank you.

Newly Adopted Policies Interpreting the Stagecoach Covenants

As most of you know by now, all of our Lots at Stagecoach are subject to Covenants that govern the terms of our ownership. Article V of the Covenants is where most of the requirements and restrictions are located. Unfortunately, some of the language of Article V is vague. In recent years, as the pace of building has picked up, the Board has been forced to confront some of this vague language in the context of building applications or alleged Covenant violations. As a result,

the Board has slowly been formulating policies that help to interpret some of this vague language. Last year, for instance, the Board adopted policies relating to the design and colors of new homes.

The process for adopting a new policy is dictated by the Association Governance Policies, which are required by State law. So, once a policy has been proposed, and the Board has agreed on the language of the proposed policy, it is published in our newsletter and all Members of the Association are invited to submit comments. The following policies were sent out for review, discussed and adopted at the May 16th Board meeting. Two other policies concerning dead wood mitigation on private lots and outlining what would constitute a failure to maintain were not adopted and will be further discussed at the next Board meeting in August.

SPOA Policy 2020-1 (B) relating to approval of fences on a lot without a residence pursuant to Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions

WHEREAS, Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions provides that, "No... fence...shall be commenced, erected, or maintained ... 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;" and

WHEREAS, the Association has previously adopted Policy 2018-1 providing a simplified approval process for fences that meet certain requirements; and

WHEREAS, the Board finds that it would be helpful to the Architectural Control Committee and to members seeking to construct a fence that does not meet the requirements of Policy 2018-1 to adopt general principles governing the construction of fences;

NOW, THEREFORE, the Board hereby adopts and promulgates the following policy, which shall apply to fences that do not meet the requirements of Policy 2019-1 and do not otherwise violate any provision of the Stagecoach Covenants:

[This policy purposely does not address all possible issues relating to fences. This policy is a work in progress. It is the intention of the Board to amend this policy in the future as experience dictates.]

B. Fences on Lots without a residence. Fences on Lots without a residence are disfavored. However, a temporary fence on a Lot without a residence may be approved, for good cause, provided that the Owner of the Lot enters into a binding agreement with the Association specifying a mutually acceptable date in the future when the temporary fence will be removed by the Owner, at the Owner's sole expense.

Adopted at SPOA Board meeting – May 16, 2020

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SPOA Policy 2020-2 relating to the procedures of the Rules Committee

WHEREAS, Section IV.4 of the Stagecoach Property Owners Association Responsible Governance Policies provides that if an alleged violation of the Covenants is not cured by the Member, after notice, a meeting of the Rules Committee shall be scheduled and the Member shall be notified of their right to appear and be heard at that meeting; and

WHEREAS, Section IV.6 of the Governance Policies provides that at the hearing any relevant evidence may be admitted; and

WHEREAS, the implication of the said Sections IV. 4 and 5 is that no action may be taken by the Rules Committee until the time scheduled for the hearing has passed, even if the Committee is aware that the Member does not intend to appear at the meeting; and

WHEREAS, the Board wishes to establish a procedure for those situations where a Member waives their right to appear at a hearing;

NOW, THEREFORE, the Board hereby adopts and promulgates the following policy to supplement Section IV of the Governance Policies:

1. The letter sent to the Member pursuant to Section IV.4 of the

Governance Policies shall also include a provision stating that:

- a. The Member may waive their right to appear at the scheduled hearing, by submitting a written statement to that effect [including a statement sent by email or as a phone text] to the Association Managing Agent, or, if there is no Managing Agent, to the President of the Association, by a date specified in the letter which shall be not less than two weeks after the date the letter is mailed.
 - b. In the event the Member waives their right to appear, they may submit to the Managing Agent or the President, as the case may be, any written or photographic evidence that they consider relevant. Such evidence shall be submitted at the same time the Member submits their waiver, provided that the Rules Committee may, for good cause, consider evidence submitted later.
2. If a Member waives their right to a hearing, the Rules Committee shall consider any evidence submitted by the Member before deciding the matter but may decide the matter at any time after receipt of the waiver and without convening a face-to-face meeting.

Adopted at SPOA Board Meeting May 16, 2020

SPOA Policy 2020-3 relating to the operation of motorized vehicles on SPOA common areas

WHEREAS, Article II Section a.(1) of the Stagecoach Covenants provides that the Association may, "... charge reasonable administration and other fees for the use of any recreational facilities situated upon the Common Area..." ; and

WHEREAS, the aforesaid provision implies that the Board shall exercise control over the use of common areas for recreational purposes; and

WHEREAS, the preamble to the Covenants provides that the Association was established, in part, to preserve the values and amenities of the community; and

WHEREAS, the Board finds that the unregulated operation of

motorized vehicles, including motorcycles, all-terrain vehicles and snowmobiles, upon the common areas fails to preserve the amenities of the community;

NOW, THEREFORE, the Board hereby adopts and promulgates the following policy:

The operation of motorized vehicles, including motorcycles, all-terrain vehicles and snowmobiles upon the common areas, except such operation as shall have been approved by the Board, is prohibited.

Adopted at SPOA Board Meeting May 16, 2020

Stagecoach Express

2020 Mid-Year Real Estate Update

By Rebecca Bailey, Town & Country Properties, Oak Creek

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

Since January 1, eleven single family homes have sold, ranging from \$355,000 to \$1,000,000 (for a 5 bed home in Youngs Creek). The average sales price is \$566,355. In contrast, there were 11 sales in the first half of 2019 with an average sales price of \$502,324. In the same time period in 2018, there were 8 sales and an average sales price of \$466,000.

Currently, there are 3 homes under contract, and 18 active

listings (priced from \$449,900 to \$4,995,000 for a home on 154 acres).

There are presently 4 active Townhome listings. Three townhomes have sold this year, 1 at Eagles Nest and 2 at the Stagecoach Townhomes.

At Wagonwheel, there have been no sales since January 1. Four condos are now active on the market.

Presently there are 106 active lot listings, ranging from \$5,000 to \$2,200,000 (377 acres off Pima Way). We have seen 13 sales this year, from \$2,660 to \$1,225,000 (3,828 acres), and 1 parcel under contract.

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

Information provided is from the Steamboat Springs MLS, and does not include private sales/listings. It is deemed accurate, but not guaranteed. Statistics are through June 22, 2020.

Summertime In Stagecoach

Activity is Brisk and Inventory is Low!

We are Long Time Stagecoach Residents and Your LOCAL Source for Buying and Selling!

Call Us Today and Call it SOLD



Rebecca 970.757.1111



106 E. Main St., Oak Creek



Kerry 970.846.9591

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Current Board of Directors

Stagecoach's Governing Body

President

Kayleen Cohen (Term-ends July 2021)
23610 Sagebrush Circle, Oak Creek, CO 80467
kayleen@mtndogmedia.com

Vice-President

Rob Walker (Term-ends July 2021)
22636 Commanche Road, Oak Creek, CO 80467
walker.rob.1973@gmail.com

Secretary

Kate Rachwitz (Term-ends July 2021)
katerachwitz@gmail.com

Treasurer

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

John DiNicholas (Term-ends July 2022)
33225 Ramuda Trail, Oak Creek, CO 80467
johndinicholas@hotmail.com

Tom Watts, Current ACC Chairman (Term-ends July 2020)
31675 Shoshone Way Steamboat Springs, CO 80467
ttwatts@comcast.net

Amber Stewart (Term-ends July 2022)
30 S 31st Street Boulder CO 80305
ambrelaurel2000@gmail.com

Sydney Yapoujian (Term-ends July 2022)
Appointed to vacant Board Position
May 16, 2020, BOD Meeting
2079 N 75th Street Boulder CO 80301
sydsnoise@msn.com

OPEN POSITION (Term-ends July 2020)



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

www.Stage-Coach.com

Financial Statements

Meeting Minutes

Governing Documents

Committee Charters

Community/Common Area Documents

Additional Community Information

For other questions please contact:
Stagecoach Property Owners Association
Managed by Steamboat Association Management
675 Snapdragon Way Suite 100
Steamboat Springs, CO 80487
Association Manager – Bryan Ayer
bayer@steamboatassociations.com
(970) 875-2810

STAGECOACH PROPERTY OWNERS ASSOCIATION
Minutes of the Annual Meeting of Members
SOROCO High School
July 20, 2019 – 9:00am

DRAFT

John Troka called the meeting to order at 9:05 AM. He introduced the Board members present which included himself, John DiNicholas, Kayleen Cohen, Scott Okerstrom and Kate Rachwitz. He announced this is his last term, as required by the Bylaws, which allows for 2 3-year elected term limits. He also noted that Vicky Weber sold their home and her chair on the Board of Directors is vacant. Also present was Community Manager Bryan Ayer, Sean Lacy, Vice President of Resort Group, and Judy Wagar, Association Operations Administrator for Mountain Resorts.

With 249 of the owners represented in person or by proxy, a quorum was established.


Approval of Minutes of the 2018 Annual Meeting

The annual meeting minutes from July 21, 2018 were presented to the ownership. Property owner Scott Hummer made a motion to approve the 2018 annual meeting minutes as presented. Property owner Chris Zuchschlag seconded the motion. Motion passed without dissent.

President's Report – John Troka

Covenant Amendments Update: The amendments to the Declaration have been discussed at annual meeting since 2016. Owners were surveyed and four specific topics rose to the surface. The covenant amendments were drafted and mailed to all SPOA property owners with a ballot for voting. Proposed amendments include:

- **Water wells for domestic use** for which a permit is obtained from the Colorado Division of Water Resources may be drilled on a residential use and shall not be used to water livestock, watering gardens or lawns. These are titled “exempt” and no water rights are conveyed with the permit. Morrison Creek is trying to extricate themselves from owners trying to get water wells drilled.
- **Domestic pets and a maximum of 10 chickens** may be kept on a lot with a residence subject to Routt County's regulations on pet safety and licensing and pet control and meet the guidelines for housing the hens. No roosters are allowed.
- Allowing for not more than (4) **riding and pack animals** may be kept on a Lot with an existing residence with an area of (5) contiguous acres or more and consolidated through the county. Specific associations are designated for this allowance. This amendment defines stables and stall requirements and minimum area requirements for the horses, llamas, mules and burros.
- **Trailers and Recreation Vehicles** - The proposed amendment is for keeping one trailer outside of enclosed space with guidelines for what will be allowed. There are three sections to the proposed amendment. 1) A temporary residence will be allowed during construction after issuance of a building permit for a residence and written approval from the Association. Temporary residences that would be allowable are one motor home, camper, tent, teepee or yurt on the lot during the active construction for not more than 180 days. 2) Owners whose guests arrive in a motor home would be allowed



for no more than 21 days per year. 3) the last part of this proposed amendment is no trailers of any type, including, but not limited to, mobile homes, campers, cargo, box, flatbed and boat shall be parked or stored on, or about any lot unless completely contained within a garage or ancillary building. For Lots with an existing residence, one (1) trailer whose purpose is sporting or recreational may be parked outside of an enclosed space provided it is parked in the driveway or to the side or rear of the residence and for any other area, location must be approved by the Association.

Ballots were counted and results are as follows:

- Allow Water Wells – 1515 votes cast – 955 owners voted yes – 92.5%
- Allow Chickens – 1511 votes cast – 952 owners voted yes – 65.6%
- Allow Pack Animals - 1512 votes cast– 953 owners voted yes – 71.8%
- Temp Residence-Trailer – 1510 votes cast – 952 owners voted yes – 77.4%


Property owners were thanked for the excellent response to this ballot. The State of Colorado recognizes how challenging it is to get 100% response from owners, so there's a process that allows the Association to petition the court for approval by showing that the lot/unit owners of more than 50% of the number of affirmative votes required have voted in favor of the proposed amendment. In the case of SPOA, the requirement is 750 affirmative votes.

A court hearing is scheduled for 4:00 p.m. August 16, 2019 to approve these amendments. Altitude Law has sent a copy of the petition to all SPOA owners to keep everyone updated with the process. Once the petition has been approved by the courts, they will be recorded and will become part of the governing documents.

Water Wells Discussion – Once the petition is recorded, Morrison Creek will convey ownership to those owners whose well permits are owned by Morrison Creek for only those wells on individual lots. These are exempt wells and no water rights are conveyed. This water is only for indoor use only. It was conveyed to the members that due to these water wells being in house use only, water supplied for chickens or for pack animals would have to be provided by a different source, such as hauling water to the residence. Older well contracts from 2006 forward also state this water is for indoor use only. Owners were encouraged to review their well certificates. A representative from Morrison Creek clarified that previously granted well permits that were in the districts name will be conveyed to the owner.

ACC Policies – John Troka discussed the current and proposed ACC policies. The procedure for adoption is directed by Article VI of the Responsible Governance Policies. In order for any new policy or rule to be adopted, the first requirement is that it can not be in direct conflict with any of the governing documents of the Association, including the Covenants and Bylaws. The process is that the Board approves any new rule or policy at a Board meeting and then gives notice to the ownership through a regular quarterly newsletter. After at least 30 days, at a special or regular meeting, the Board can take into account any comments received and adopt, amend or discard the proposed rule or guideline.

SPOA has an Architectural Control Committee (ACC) comprised of at least three members of the association. The Stagecoach Covenants prohibit lot owners from constructing a house or other structure before the construction plans are approved by the ACC. It was noted that these Covenants don't provide much guidance as to how the ACC is supposed to decide which



applications to approve, making the process difficult for both the ACC and owners who wish to build. It is the Board's goal to establish a clear set of architectural and construction guidelines for future residential homes, ensuring homes and outbuildings harmonize with the environment. In 2018, the ACC adopted guidelines for fences (2018-1), sheds (2018-2), and greenhouses (2018-3).

The recently proposed ACC Policies were provided for owner review and are published on the www.StageCoach.com website and include:

- 2019-1 Harmony of External Design Colorado
- 2019-2 Harmony of External Design – Design Elements and Materials
- 2019-3 ACC Approval Requirements and Process
- 2019-4 ACC Decision Making Process


During a member comment period, Kate Rachwitz read the proposed policy prohibitions and there was discussion concerning the roof slope and color restrictions and prohibitions. Owners were encouraged to email Bryan with questions or comments. Comments will be reviewed at the next board meeting, taking all into consideration. Jeff Rachwitz expressed his disappointment with the proposed guidelines. John stressed these guidelines have not been adopted, and owners are encouraged to provide their comments.

Board Meeting Dates and Times – The dates and time of these meetings are posted on the website at www.StageCoach.com. The next board meeting is scheduled for August 17th.

Wildfire Mitigation Awareness – Wildfire mitigation and education continues to be a top priority for the Board. Management has been sending information regarding wildfire mitigation and creating defensible spaces. The problem that continues to exist is the standing dead on individual owner lots. National Resources Solutions Group has been putting together a program to encourage people to deal with the standing or fallen dead fuel. Contact information for NRSRG was provided to owners. SPOA continues to seek program funding to not be such a financial drain on SPOA.

Road Improvements/Maintenance – Roads in some of the back subdivisions are beginning to fail due to structural and drainage issues making it difficult for access to some lots. The association has been in the process of trying to assure at least seasonal access through the installation of new culverts, ditching and some grading with focus on the major arteries. Improving owner access and safety access for fire and ambulance service is the main goal, however SPOA is not in the process of building roads to the county standard.

Some owners have been making improvements to the roads to gain better access to their lots and to possibly be able to build in the future. The association does provide reimbursement funding for drainage, open access and surveying to help them with this process. Morningside, South Shore and Horseback roads are maintained by the county. These three subdivisions have their own restricted funds that are to be used for roads. The association attempted to make a change to the requirement that these funds only be used for roads under the guise that since the county is in charge of maintenance through the legal agreements, that the money may be spent better for other infrastructure. The county refused to approve a change to the agreement unless SPOA agreed to abolish the agreements completely and add these roads into their regularly scheduled road maintenance program. The Board did not wish to give up the



agreements and declined. If you own property in an area having county-maintained roads, you will need to call them and keep calling them to get the roads graded. If they claim they aren't responsible to maintain these roads, notify Bryan Ayer.

Common Area Projects – A master plan for trails and recreation in the community is in progress and the board is reviewing the plan and will be involving the community while things are being discussed. Some financial resources are now available.

The Neighborhood Grant program is still available with grants up to \$2,000 for community building and neighborhood improvement projects. A grant application is available on the Stagecoach website. Completed applications should be submitted to Bryan Ayer.

Stagecoach State Park – The Morrison Cove area has been improved and completed a new launch site for non-motorized boats. Access to BLM at the end of South Shore has been closed. The State wants to put a small parking lot for 10-12 parking spots at the Arapahoe Road trailhead access. No overnight parking is allowed. This area will be monitored by the State. If you oppose this project, you need to call the State Park offices.

Community Center Plans – One of the priorities that the SPOA board established for the 2019 year is the planning of a community center for Stagecoach. While the Association currently lacks the funds to actually construct a building or other improvement, it does have sufficient funds accumulated in the project account to fund the planning and may possibly have sufficient funds to start the process of acquiring a site for a community center. Tom Watts has agreed to lead the committee and help pull together some ideas for a community center. It was noted the original plans for the Stagecoach area included a plan for a community room next to the fire department. This information will be explored by Mr. Watts. Owners who want to be a part of this committee were asked to contact Bryan.

YVEA Broadband Offering – An owner reported that YVEA is in the first stages of installing broadband for the Stage Coach area. Interested owners are encouraged to visit their website and add your name to the interested parties list.

State Law Change for Licensed Community Manager – In 2014, the State established a requirement for communities to engage property managers licensed by the state. Licensing required proof of education and testing in order to demonstrate their expertise in Association Management. Bryan Ayer is a licensed Community Association Manager with Steamboat Association Management. However, effective last month, the association is no longer required to have a licensed manager. With this new information, Board Member, Rob Walker is putting the management agreement out for bid to ensure the association fee is amenable.

Yampa Valley Sustainability Council – Curbside recycling task force announced that services to the Stagecoach community will soon be available. Interested owners should reach out to Twin Enviro Services to express an interest in curbside recycling.

Treasurer's Report

John Troka presented in the absence of Matt Kauffman, SPOA Treasurer. John provided a summary of the financials for the current fiscal year through June 30, 2019, including the balance sheet, income statement for operations and project/reserve spending report.

Total assets at the end of June 30 was \$737,871. Of this balance, \$519,681 with \$18,554 in the checking account, \$201,073 in the Money Market account and \$300,053 in CDARS investment accounts. There is also \$150,069 of restricted road funds held for use in the Horseback Morningside and South Shore subdivisions.

Operating income from annual assessments for the period January through June was \$53,403 with other income (i.e. fines, late fees, finance charges, etc.) of \$5,394 for a total income of \$58,798.

Operating expenses for the same period totaled \$51,124. These expenses include management fees, professional services including accounting and legal, insurance, maintenance costs, including the groom of the Nordic trail and the maintenance of the Coyote Run Playground, as well as meetings and postage.

Through June 2019, the Association's operating surplus (income minus expenses) is \$7,674.

Project/Reserve Income through June from annual assessments and interest was \$82,699. YTD project/reserve spending was \$48,348, which includes \$12,900 in wildfire mitigation, \$18,199 in road maintenance, \$4,296 in legal covenant enforcement issues, \$11,572 in governing document cost related to the proposed Covenant amendments and \$1,381 in common area/parks.


Through June 2019, the association's YTD project/reserve surplus (income minus expenses) is \$34,351.

Restricted Funds income reflects \$3,352 in interest income earned on funds held. There was no spending of these funds through June.

Accounts Receivable: At the end of June 2019, net accounts receivable was \$64,743. Thirteen members owning 19 lots are delinquent three or more years and account for 22% of the accounts receivable balance. Of the receivable's balances, 26% is for owners who owe no more than the current year's assessment. By state statute, the Association has liens on all properties where the owners are past due on payment of their assessments. For owners with long outstanding assessments owed, the Association will pursue foreclosure of its liens if it is determined to be economically sensible.

The assessments for 2019 were \$120. The final 2020 assessment could be raised to \$127.69. The board will determine if the assessments will increase when the 2020 budget is adopted this fall. Notice of the annual assessment will be sent to the ownership at the end of November.

Property Tax Valuation – John provided a summary of the recent Routt County property taxes. Some areas have seen some substantial increases in taxes; however, it was noted that property



values are increasing as well. He provided a warning to owners who are considering consolidating their lots, noting real estate taxes on vacant land is higher with consolidated lots than if you leave them as individual parcels.

Board of Directors Election

The SPOA Board is comprised of nine members of the Association who each serve a three-year term. There are two 3-year terms expiring and one vacant chair available. John DiNicholas is standing for election, and John Troka is standing down at the end of his six years of service.

Tony Borean is seeking election and provided a brief bio for the report. The floor was opened to owners who might be interested in seeking election. Amber Stewart expressed her interest in serving and was nominated by Kate Rachwitz.

Kate Rachwitz expressed the board's appreciation to John for his expertise and commitment during his six years of service. His commitment to the community is attributed to the association's growth and development.

There were no more nominations from the floor. Kate Rachwitz made a motion to close nominations that was seconded by Todd Stewart. The motion carried without dissent.

Bob Woodmansee made a motion to elect all three candidates by acclamation which was seconded by Judy Heister. All three were elected by acclamation. Officers will be elected at the board meeting.

Member Forum

Update on Electric Installation to South Shore – A private individual is paying YVEA to extend the lines to the South Shore properties. Owners who wish to tap into the new electric lines for a fee should contact YVEA for how to proceed. The process will start on Monday, July 22nd. The line is coming from Morrison Creek. Surveys are being done now and on Monday, the sagebrush will be removed from the easements. The areas where the line crosses driveways will be rebuilt. All lines will be buried underground. The Board stated they try to collect information for easements and utility installments.

New Covenants Enforcement – There was a question on how the new amendments and covenants will be enforced. The board recognizes this has been problematic in the past. The intent is to notify the owners who are in violation. The Board will be taking a more aggressive stand on those persons who park more than one trailer or recreation vehicle and other covenant violations.

A straw poll for the ACC guidelines, requesting a show of hands for owners who believe they are too restrictive. The floor was opened for discussion with the most common complaint being the 5:12 roof pitch and no carports. Wood shingles and black shingles are prohibited. Owners were encouraged to email Bryan their comments and objections. He will print them and they will be discussed at the next board meeting. John repeated these guidelines are in draft format and have not been adopted. This draft is meant to begin the discussion and all comments will be considered.



Next Meetings

Board meetings are held quarterly and owners are encouraged to attend. The next meeting is scheduled for August 17, 2019 and is open to all members. Check the website for time and location.

Next year's annual meeting is scheduled for July 18, 2020 and will begin at 9am. The meeting will tentatively be held again at SOROCO High School.

Adjournment

With no further business to discuss, Scott Hummer made a motion to adjourn that was seconded by Tony Borean. The meeting adjourned at 11:25am.

After the meeting was adjourned, Bob Woodmansee was introduced to provide an overview of the Stagecoach Farming Project. This project is in the beginning stages of discovery and a study of purpose and need is being conducted. The next UYCD board meeting is scheduled for August 22, 2019.

DRAFT



*Stagecoach Property Owners Association
2020 Annual Meeting*

2020 SPOA Annual Meeting Draft Agenda

1. 9:00 Call to Order – Please log on between 8:30 and 9:00 for registration
2. Welcome and Introductions
3. Approval of 2019 Annual Meeting Minutes – Draft found at www.stage-coach.com
4. Presidents Report
5. Board Member Presentations
6. Treasurers Report
7. Election of Board of Directors
8. Member Q/A
9. Wrap up/ Adjourn Annual Meeting

To Join the 2020 Annual Meeting via the Zoom App

Please Follow these Instructions – You can join by video to participate or call in if you would just like to listen. If you call in, please send an email to bryanayer@steamboatassociations.com so we know who is participating

Join Zoom Meeting

<https://us02web.zoom.us/j/85103375553?pwd=OFNxUXpRZUFWMURHMIVBbEhQV3IUUT09>

Meeting ID: 851 0337 5553

Password: 936924

One tap mobile

+12532158782,,85103375553#,,,0#,,936924# US (Tacoma)

+13462487799,,85103375553#,,,0#,,936924# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 851 0337 5553

Password: 936924

Find your local number: <https://us02web.zoom.us/u/kb8Kz1YGJW>

STAGECOACH PROPERTY OWNERS' ASSOCIATION

NOTICE OF 2020 ANNUAL PROPERTY OWNERS MEETING

The Annual Meeting for the Stagecoach Property Owners Association will be held at 9:00 a.m., Saturday, July 18, 2020. This meeting will be conducted virtually through the Zoom app. Instructions for joining the meeting as well as the Draft Agenda can be found on the back of this Proxy form.

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.

If unable to attend, please complete and return the attached proxy, so that we may establish a quorum necessary for the conducting of business at the meeting.

Signed Bryan Ayer
Bryan Ayer
Community Manager

PROXY

The undersigned Member(s) of Stagecoach Property Owners Association does/do hereby authorize and appoint _____ to be my/our proxy, and to represent me/us as agent and proxy with full power of substitution for the purposes of voting in any matter in which I/we would be entitled to vote if present at the 2020 annual meeting; or in the event a quorum shall fail, to attend at such time and place as the adjourned 2020 annual meeting shall be resumed. This proxy shall remain in full force and effect for 11 months or until such time as it shall be revoked by me/us in writing. Any proxy, assigned as titled to the Board, the Board President, the Association Manager or left blank will be counted for Quorum only. Any specified name will be assigned to that individual.

Owner(s) Name (printed): _____
Subdivision: _____ Lot #: _____
Owner's Signature: _____ Date: _____

Please be advised that owners must be current on their association assessments to vote at the annual meeting either by present or by proxy.

Please return this form to Bryan Ayer, Community Manager, via one of the following methods:

US Post.....675 Snapdragon Way, Suite 100
Steamboat Springs, CO 80487
By E-Mail.....bAyer@steamboatassociations.com