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President's Message

A Quarterly Newsletter

By John Troka

It's that time of year when we begin thinking about the new year and the resolutions we will make to better ourselves and to improve our lives in the coming year. As you consider your resolutions for 2019, may I suggest you include a resolution to be more actively engaged in your Association and the Stagecoach community.

To help you fulfill this resolution, I have briefly outlined five great opportunities for all members to actively participate in the growth and improvement of our community in 2019.

Vote on proposed covenant amendments. All members will soon be mailed ballots asking for their vote on four proposed amendments to the Association's covenants. Specifically, the proposed amendments would allow, with restrictions, the drilling of a water wells by individual lot owners; the keeping of chickens; the keeping of horses/pack animals on lots of 5 acres or more in certain subdivisions; and the parking of a single trailer on a lot with a residence outside of an enclosed space. These four amendments modify the restrictions in our covenants which currently prohibit these four items.

Additional information on the proposed amendments, including the complete text of the proposed amendments can be found in this newsletter as well as on the Association's website at *stage-coach.com*. Whether you are for or against the proposed amendments, your vote is important. Simply taking a few minutes to read the amendments and mailing in your vote

is one of the quickest, easiest and most important ways for all members to actively participate in our community. Please vote when your ballot arrives!

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Join preliminary planning effort for Stagecoach community center. In our recent surveys and discussions with members, one of the most desired amenities members would like to see is a community gathering spot. While this will be a multi-year project for the Association, the Board has committed to begin the planning process for this type of facility in 2019. Please see the article on page 8 of this newsletter for more information on how you can become involved in the planning process for a Stagecoach community center.

Provide input to the Stagecoach trail system master plan.

The community continues to provide positive feedback, support and encouragement to the Association to further develop a community wide trail system. In 2019 the Board will be working with a local outdoor recreation firm to develop a master plan for a community trail system that allows members to access and explore the many beautiful areas within our community as well as access public lands which surround the community. As a part of the master planning process for the trail system, the Association will be seeking input and assistance from members of the Association in identifying desired locations, destinations and trail amenities.

Take steps to reduce wildfire risk on your lot(s). As discussed in our 3rd quarter newsletter, the Association continues its efforts to mitigate wildfire dangers in our community. One of the biggest wildfire threats that remains in Stagecoach is the standing and downed dead timber on individual owner lots. In 2019 the Association intends to develop and initiate a program, with the assistance of state funding grants, whereby owners can opt in to a program to have dead and standing trees removed

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from their lot(s). We encourage all owners to participate in this program or take other steps to remove the wildfire fuels from their lot(s) and create adequate defensible space around their residences and auxiliary buildings.

Propose and/or participate in Neighborhood Grant Program project. The Board recently renewed and expanded the Neighborhood Grant program. This program is a great opportunity for members to work on small neighborhood projects/events that bring neighbors together to improve our community. Please see the article on page 9 of this newsletter for more information on how you can utilize this exciting grant program in 2019.

As you can see, it will be another busy year for SPOA and my hope for the new year is to continue building on the momentum and renewed interest by current and potential property owners of the Stagecoach community. We continue to have more work and ideas than Association members willing to lead and assist in making projects a reality. If you would like more information on the items I've outlined or how you can become more involved with the Association, please contact our Community Manager Bryan Ayer at (970) 875-2810 or bayer@steamboatassociations.com.

Finally, I want to thank all of our members for their input and support in 2018 and request you please continue to actively engage with our Community Manager, the Board of Directors and myself in 2019.

Have a great New Year!

2019 Annual Assessments are Due January 1st

Owners were recently mailed a notice an invoice for their 2018 annual assessment. The annual assessment is used to promote the recreation, health, safety and welfare of property owners in the Stagecoach community and for the improvement and maintenance of the Stagecoach common areas. For 2019 the Association's annual assessment is \$120 for each lot. This assessment provides the operating and project/reserve funds of the Association.

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

If you did not receive your 2019 annual assessment notice and invoice, please call the Association's community manager Bryan Ayer at (970) 875-2810 or email him at bayer@steamboatassociations.com



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Proposed Covenant Amendments to be Mailed to all Property Owners in January

At its November meeting, the Board approved the final language for four proposed amendments to the Association's Declaration of Covenants, Restricts and Conditions (the "Covenants"). Briefly, the four proposed amendments make the following changes:

Amendment # 1 - Allow the drilling of water wells by individual lot owners

Currently this is prohibited. With the recent ruling by the Colorado Division of Water Resources on water well permitting in the Yampa River basin, the Morrison Creek Metropolitan Water & Sanitation District has indicated they will stop requesting individual water well permits on behalf of owners whose lots are not served by the District's water system. While the District is willing to work with lot owners as the Association seeks approval for this covenant amendment, there is no guarantee they will continue this practice in the future. Without amending the current restriction, owners of undeveloped lots not served by the District's system will not be able to drill and use a well as a source of water. The full text of this amendment is shown on page 4.

Amendment #2 - Allow for the keeping of chickens

Currently the keeping of chickens is prohibited in all areas of Stagecoach. The amendment would allow the keeping of a limited number of chicken hens on developed lots within Stagecoach. The full text of this amendment is shown beginning on page 4.

Amendment #3 - Allow for the keeping of horses and pack animals.

Currently the keeping of horse/pack animals is prohibited in all areas of Stagecoach. The amendment would allow the keeping of a limited number of horse/pack animals in certain subdivisions on developed lots that are 5 or more acres in size.

The full text of this amendment is shown beginning on page 4.

Amendment #4 - Allow for the parking of one (1) trailer outside of an enclosed space

Currently no trailers of any kind are allowed to be parked outside of an enclosed space (i.e., garage or approved ancillary building) on any lots within Stagecoach. This amendment would allow for the parking of one (1) sports/recreation related trailer outside of an enclosed space on all developed lots. The amendment also extends the temporary parking of trailers from 120 to 180 days during the construction of a permanent residence on a lot. The full text of this amendment is shown on page 6.

These proposed amendments have been developed over the past two years based on discussions and feedback from property owners at the annual meetings in 2017 and 2018 and the membership survey conducted in 2017. With the final language approved, all members of the Association will be asked to vote on each of these amendments beginning in 2019.

The Covenants is one of several governing documents for our community however it is the one that controls over all the others. The Covenants is a legal document that lays out the guidelines and rules for our community and they govern what owners can, can not, or must do with respect to their property. The Covenants are recorded in the records of Routt County and are legally binding on all owners.

Because of their importance to all owners and the community, amending or changing the Covenants is not easily done. Amending the SPOA Covenants requires the owners of two-thirds (2/3) of the 2,235 lots, or the owners of 1,498 lots, to vote in favor of an amendment. Whether you are for or against the proposed amendments, your vote is important.

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While it may seem that an amendment does not impact you directly as an owner, all amendments to the Covenants impact the property rights of all owners in Stagecoach. How the Association's Covenants are viewed by current and potential property owners in the Stagecoach community can have a positive or negative impact on the value of your property.

Please note that there are several areas within Stagecoach that are a part of SPOA but which also have their own subassociations (e.g., Coyote Run, Neighborhoods at Youngs Peak, Red Hawk Village, etc.) These subassociations have with their own covenants and any amendments to the SPOA Covenants do not change or modify the restrictions contained within a subassociations covenants. However, if the SPOA Covenants are more restrictive than a subassociations covenants, then the SPOA Covenants will control.

Please watch your mail in January for a large envelope from the Association containing the proposed covenant amendments and your ballot. When it arrives, please take some time to review the material and promptly cast your vote by mailing back your completed ballot in the pre-addressed and stamped envelope. It is our desire to complete the voting process for these amendments as soon as possible. The Board of Directors thanks you in advance for your participation in this important process.

Proposed Amendments to Allow for Drilling of Water Wells

This proposed amendment modifies the current covenant which prohibits the drilling of water wells that are not part of Morrison Creek Metropolitan Water & Sanitation District's water system. The proposed amendment accomplishes this by modifying the current covenant (Article V. Section g. Water) which prohibits Owners from drilling individual water wells on any lot. Please note, while there are many owners utilizing water wells on their property today, these wells have been permitted in the name of the District and are considered a part of their system. The District intends to stop permitting individual lot water wells in the name of the District.

The current covenant and proposed amendment are as follows:

Current Covenant (Routt Reception # 229787 as filed on November 19, 1971):

Article V, 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.

Proposed Covenant Amendment

Article V, Section g. of the Stagecoach Declaration of Covenants, Conditions and Restrictions shall be amended in its entirety to read as follows:

Section g. Water and Sewage Disposal. There shall be no water wells drilled or placed on any Lot or tract covered by these Covenants, except those water wells for which a permit is obtained from the Colorado Division of Water Resources. 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 to any public or community water or sewage disposal system which may be constructed to serve the Subdivision.

Proposed Amendments to Allow for the Keeping of Horses/Pack Animals and Chickens

There are two amendments proposed that impact the current covenant regarding the keeping of animals. One amendment will expand the current covenant to allow for the keeping of chickens and the second amendment will allow for the keeping of riding/pack animals on qualifying lots. While both amendments impact the same covenant (Article V. Section m. Animals), property owners are being asked to vote on them separately. This gives owners the opportunity to approve both, one or neither of the proposed amendments based on

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their position relative to the keeping of horse/pack animals and chickens within the community.

The current covenant and proposed amendments are as follows:

Current Covenant (Routt Reception # 229787 as filed on November 19, 1971):

<u>Section m. Animals.</u> 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.

Proposed Covenant Amendment: Chickens

Article V, Section m. of the Stagecoach Declaration of Covenants, Conditions and Restrictions shall be amended in its entirety to read as follows:

<u>Section m. Animals.</u> Excepts as otherwise provided in this Section m., no animals, livestock, or poultry of any kind shall be housed, raised, or kept on any Lot either temporarily or permanently. No animals, or domestic pets may be raised or kept for any commercial purposes.

- Domestic Pets. Commonly accepted domestic pets (e.g., dogs, cats, fish, birds) may be kept on a Lot with a residence subject to Routt County's regulations on pet safety and the licensing and control of pets.
- 2. Chickens. Not more than ten (10) hens may be kept on a Lot with a residence. Roosters may not be housed, raised or kept on any Lot. The hens may be kept, during, and only during, such periods of time as the following requirements are met by the Owner of the Lot:
 - (a) The hens are housed in one (1) enclosed, predatorresistant chicken house, the design, color and location of which have been approved by the Architectural Control Committee pursuant to the provisions of Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions. This structure is not considered a 'building' for purposes of Article V, Section a. of the Stagecoach Declaration of Covenants, Conditions and Restrictions; and
 - (b) The hens' movement on and about the Lot is restricted to an area either surrounding or immediately adjacent to the chicken house, which area is surrounded on

- all sides by a predator-resistant fence, the design, color and location of which have been approved by the Architectural Control Committee pursuant to the provisions of Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions; and
- (c) The chicken house and the fenced area in which the hens are free to roam, are maintained by the Owner of the Lot so that they are clean and structurally sound and do not create foul odors that can easily be detected from nearby Lots.

Proposed Covenant Amendment - Riding/Pack Animals:

Article V, Section m. of the Stagecoach Declaration of Covenants, Conditions and Restrictions shall be amended in its entirety to read as follows:

<u>Section m. Animals.</u> Excepts as otherwise provided in this Section m., no animals, livestock, or poultry of any kind shall be housed, raised, or kept on any Lot either temporarily or permanently. No animals, or domestic pets may be raised or kept for any commercial purposes.

- Domestic Pets. Commonly accepted domestic pets (e.g., dogs, cats, fish, birds) may be kept on a Lot with a residence subject to Routt County's regulations on pet safety and the licensing and control of pets.
- 2. (Reserved)
- 3. Riding and pack animals. Not more than four (4) riding and pack animals may be kept on a Lot with an existing residence and an area of five (5) acres or more. For purposes of this Section m, riding and pack animals are horses, llamas, mules, and burros.

The Lot shall be located in the Blackhorse I, Blackhorse II, Horseback, Morningside, Overland, Sky Hitch, Sky Hitch III, Sky Hitch IV, South Station I or South Station II subdivisions. If the Lot is bisected by a public right-of-way or access easement, the riding and pack animals must be kept on the Lot in an area comprised of five (5) or more contiguous acres. The riding and pack animals may be kept during, and only during, such periods of time as the following requirements are met by the Owner of the Lot:

(a) A stable with at least one stall no smaller than twelve (12) feet by twelve (12) feet for each riding and pack

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animal, the design, color and location of which have been approved by the Architectural Control Committee pursuant to the provisions of Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions, is located on the Lot. This structure is not considered a 'building' for purposes of Article V, Section a. of the Stagecoach Declaration of Covenants, Conditions and Restrictions; and

- (b) The riding and pack animals are kept in a paddock with a minimum area of seven thousand (7,000) square feet per animal that is surrounded by a fence, the design, color and location of which have been approved by the Architectural Control Committee pursuant to the provisions of Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions; and
- (c) The stable and the paddock are maintained by the Owner of the Lot so that they are clean and structurally sound and do not create foul odors that can easily be detected from nearby Lots.

Proposed Amendment to Allow for the Keeping of One Trailer Outside of Enclosed Space

This proposed amendment modifies the current covenant which prohibits the parking of all trailers on any lot outside of an enclosed space (i.e., garage or ancillary building). It also extends the time allowed for an owner to park a trailer on an undeveloped lot during the construction of a residence and adds a provision to allow an owner's guest to stay on their lot in a "temporary residence". The proposed amendment accomplishes this by modifying the current covenant (Article V. Section f. Temporary Residences) which contains these restrictions and adding a new section specifically to address trailer parking. The current covenant and proposed amendment are as follows:

Current Covenant (Routt Reception # 229787 as filed on November 19, 1971):

<u>Section f. Temporary Residences.</u> No structure of temporary character, trailer, basement, tent or accessory building shall be used on any tract as a residence, temporally 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.

Proposed Covenant Amendment

Article V, Section f. of the Stagecoach Declaration of Covenants, Conditions and Restrictions shall be amended in its entirety to read as follows:

<u>Section f. Temporary Residences.</u> Except as otherwise provided in the Section f., no structure of temporary character, mobile home, motor home, camper (on or off supporting vehicles), boat, trailer, tent, teepee, yurt or accessory building shall be used on any tract as a residence, temporally or permanently, and no used structure of any sort shall be moved onto any Lot.

- 1. Temporary residence during construction. After issuance of a building permit to construct a residence on a Lot, and upon receipt of written approval from the Association, a Lot Owner may use not more than one (1) motor home, camper (vehicle mounted or towed), tent, teepee or yurt located on the Lot as a temporary dwelling, during the active construction of the Residence, for a period that does not exceed one hundred eighty (180) days.
- Temporary residence for guests. The Owner of a Lot upon which a Residence is located may use a motor home, camper (vehicle mounted or towed), tent teepee or yurt located on the Lot as a temporary dwelling for guests provided that such use does not exceed twenty-one (21) days per year.

AND

A new "Section r." shall be added to Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions as follows:

<u>Section r. Trailer Parking/Storage.</u> Except as otherwise provided in this Section r., no trailers of any type, including but not limited to, mobile homes, campers, cargo, box, flatbed, and boat, the primary use of which is recreational, sporting, or commercial, 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

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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. If the topography of the Lot does not allow the parking of the trailer as identified above, then the Owner must obtain approval of the parking location from the Association.

Winter Reminders

Private Snowplowing on Non-County Maintained Roads

For those Stagecoach owners with property along roadways not maintained by Routt County and who need winter access to their property, please be mindful of the following guidelines when performing winter maintenance in the public right-of-way serving your property.

- The berm of snow resulting from snow removal operations is to be pushed beyond the edge of the road so that the drainage from the snow berm feeds into the ditch and off the traveled surface of the road.
- Gravel surfacing material shall not be bladed off the road.
- Leave all ditches and culvert inlets in a natural condition without snow or other material plowed into them so that the drainage system will function normally upon

completion of snow plowing operations.

- All snow and ice that is removed from the road surface and ditches shall be deposited away from streams and waterways. This material is to be placed on the owner's property or a common area belonging to the Association.
- Ensure removal of snow along roadway to provide sufficient turnouts and turnarounds for emergency service vehicles.

We appreciate your adherence to these guidelines. If you utilize a contractor for plowing services, we ask that you pass along these guidelines to them.

Snowmobiling Prohibited

While snow blanketed meadows throughout Stagecoach are very tempting indeed, the use of snowmobiles is strictly prohibited in the Association's common areas and/or the public roads and right-of-ways.

Controlled Burns of Slash Piles in Southern Subdivisions

When snow and air quality conditions permit, the Association's contractor will conduct controlled burns of the wood slash piles existed throughout the Stagecoach subdivisions. In addition to being unsightly, these slash piles pose a significant wildfire risk to our community. This has been a multi-year project and it is our goal to have all remaining slash piles located on Association property burned by the end of this winter season.

Stagecoach Property Owners Association Lodging Benefit

As a benefit of SAM management, SPOA members enjoy **special savings on vacation rentals** at our sister companies. Simply enter promo code **RGVIP19** at the time of booking, or mention it when you call (800)525-2622.







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

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Request For Interested Members To Participate In The Planning Of A Stagecoach Community Center

One of the priorities that the SPOA board has established for the 2019 year is the planning of a community center for Stagecoach. While the Association currently lacks ll funds to actually construct a building or other improvements, 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.

The planning process will be headed by board member Tom Watts. The board is seeking input from and participation by members with respect to all aspects of the planning. This input and participation can take many different forms. If you are interested in participating in a planning committee, please notify Association manager Bryan Ayer at (970) 875-2810 or bayer@steamboatassociations.com. If you don't want to participate in a planning committee, but would still like to

have some ongoing say in the planning process, then please contact Bryan and tell him that you would like to be added to the consulting group list. If you are on the consulting group list, you will be contacted periodically during the planning process by email or text (your choice) and asked to provide input on a variety of issues. So, for instance you might be asked to provide your opinion about what kinds of services or opportunities should be provided at a community center. Or you might be asked to provide your opinion as to which of several different possible locations would be best. And finally, if you don't want to be polled periodically but have definite ideas about how SPOA should proceed (or not proceed) please take the time to send Bryan an email or letter on the subject. All such emails and letters will be collected and passed on to the board and the planning committee.



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New, Improved Neighborhood Grant Program

Do you have an idea for a community event in your neighborhood? Did you know Stagecoach Property Owners Association has a grant program that could financially incentivize you for doing so? SPOA is very excited to announce some changes to our current Neighborhood Grant Program that will make it easier for you fund your ideas for community enhancement. We are now offering grants up to \$2,000 for community building and neighborhood improvement projects.

What types of projects qualify?

It is our intention to sponsor activities that promote positive community building and neighborhood improvements. Eligible activities could include a neighborhood cleanup, block parties or potlucks, beautification projects, and common area improvement projects. A \$2,000 budget could afford professional catering for your event, rented equipment (like tables and chairs), landscaping elements, and more. One Stagecoach resident received a \$500 grant to make a temporary dumpster available to herself and her neighbors for convenient yard cleanup.

How to apply for a neighborhood grant

Ready to bring your idea to fruition? First we will need evidence that you have spoken with your neighbors and received positive feedback about your event. Gather signatures from at least ten or more neighbors who support your idea. Next you will need to prepare a grant application for the SPOA Board Members to review. In your grant application, be sure to include the following:

- A description of the nature of your event includes dates, times, and event details.
- Outline the predicted costs / budget for your project.
 Include bids/estimates from contractors or service providers where necessary.

Supporting signatures from at least ten neighbors.
 *Optional

Your contact information. Send completed grant applications to *bayer@steamboatassociations.com*. The SPOA Board of Directors will review your application at the next quarterly meeting and provide a response.

Ineligible activities and grant rules

Neighborhood grants will not be issued for projects occurring on private property, only projects intended to improve community common spaces. Grants will not be issued for any projects involving political campaigning or personal/professional promotions/exposure. Please note, Neighborhood Grant funds are not to be used to subsidize the purchase of alcohol. Only one grant will be issued per year for each individual neighborhood within the community of Stagecoach. A neighborhood will be considered an area no smaller than a 1,000 foot radius from the grant recipient's address for this purpose.

We look forward to receiving your applications for the Neighborhood Grant Program! Please contact Bryan Ayer at (970) 875-2810 or *bayer@steamboatassociations.com* with any questions about the grant program and to submit your completed grant applications. The Application can be found at the end of this newsletter.



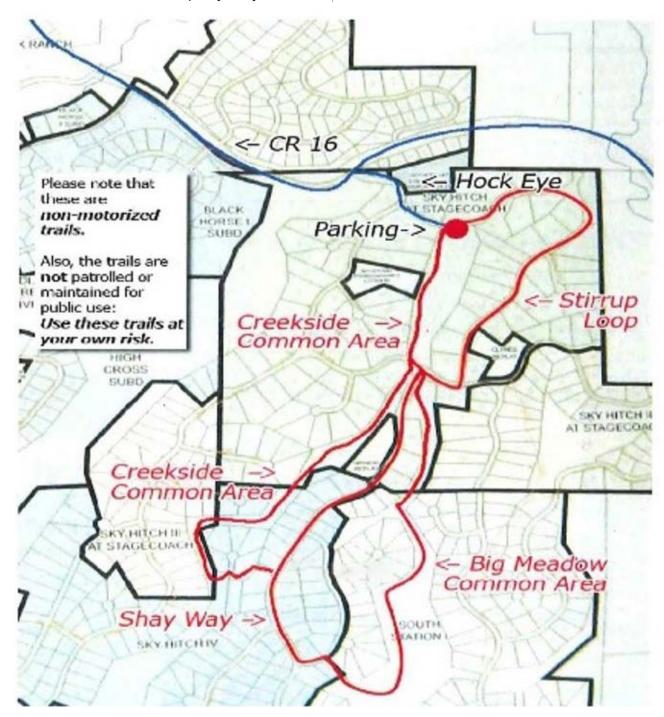
Stagecoach Nordic Trails

The Stagecoach Nordic Trails are open and ready for your enjoyment. The trails are groomed after each storm or at least twice a week.

To access the trails, turn on to Hoch-eye Way off of CR16A at about MM 7.4. Turn left onto Stirrup Way and you will see

the parking area and trail access.

THIS AREA IS NOT FOR SNOWMOBILING! The trails are for skiing and snowshoeing. If you are a snowshoer please stay to the side of the trail.



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2018 Stagecoach Real Estate Update

By Rebecca Bailey, Town & Country Properties

2018 has really flown by! Stagecoach real estate activity has been steady since January, with no real slowdowns.

Year to date, there were 24 single family homes sold, which has kept pace with the previous two years (29 in 2017, and 27 sales in 2016).

Eagles Nest and the Stagecoach Townhomes saw 12 sales this year, with a median price of \$266,000. This is up from 2017, which was at \$232,000!

Wagonwheel Condos have also increased in price this year, at a median sales price of \$175,000 which is significantly

higher than the \$140,000 reported in 2017.

The available inventory remains low for all property types. There are currently only 14 active listings for single family homes, starting at \$380,000. Three of the homes are priced over the \$1,000,000 mark. There are only 3 townhomes and 4 condos on the market at this time.

Lot sales were at 33 for this year, compared to 66 sales last year, and 83 sales in 2016. The number of active lot listings is considerably high at 112 parcels, ranging from \$5,000 to \$2,000,000 (for a 27 acre parcel in South Shore).

With the continued limited inventory for homes, and the prices steadily increasing, 2019 could be a great year to consider selling!

Information provided is from the Steamboat Springs MLS. It is deemed accurate, but not guaranteed. Statistics are through December 17, 2018.



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Committee Members Needed Get Involved

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

NEWSLETTER COMMITTEE

Develop articles, artwork and editorials for publication in the newsletter

COMMUNITY DEVELOPMENT COMMITTEE

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

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

Stagecoach Express Advertising Rates

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

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

4 page – 3.625" w x 3.25" h	\$80
3 page – 3.625"w x 5"	\$120
2 page vertical – 3.625″w x 7.5″h	\$150
2 page horizontal – 7.5″w x 3.25″h	\$150

There is a 20% discount if 4 orders covering one year are placed. Sorry but we no longer do business card size due to our new layout.

Ads can be in color or in black/white and can be sent to us as hi-resolution JPG, TIFFs or PDF files. Please Email us your format.

If you would like to advertise, please contact the Association Manager:

bayer@steamboatassociations.com

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Current Board of Directors

Stagecoach's Governing Body

President

John Troka (*Term-ends July 2019*) 2890 Majestic View Dr, Timnath, CO 80547 jtroka@msn.com

Vice-President

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

Secretary

Kayleen Cohen (*Term-ends July 2021*) *kayleen@mtndogmedia.com*

Treasurer

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

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

Scott Okerstrom (Term-ends July 2020) scottokerstrom@gmail.com

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

Vicki Weber (Term-ends July 2019) 32456 Ute Trail, Steamboat Springs, CO 80487 2webers@q.com

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



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 21, 2018 – 9:00am

John Troka called the meeting to order at 9:05 am. He introduced all Board members present which included himself, John DiNicholas, Vicky Weber, Matt Kauffman and Rob Walker. Also present were Community Manager Bryan Ayer and Association Managers Steve Gadbois and Beau Riley from the Association's management company, Steamboat Association Management.

With 326 of the owners represented in person or by proxy, a quorum was established.

Approval of minutes of 2017 Annual meeting

The annual meeting minutes from July 22, 2017 were presented to the ownership. Property owner Kate Rachwitz made a motion to approve the 2017 annual meeting minutes as presented. Property owner Melaine Thompson seconded the Motion. Motion passed without dissent.

Presidents Report – John Troka:

<u>Water Well Update:</u> In the Fall of 2017, Morrison Creek Metropolitan Water and Sanitation District (the "District") imposed a moratorium on issuing new water well and sealed sanitary vault permits. The District rescinded the moratorium in February of 2018. For owners seeking water well and vault permits, the District will continue to operate pursuant to their Intergovernmental agreement with Routt County. There will be a minor procedural change in the water well permitting process. Specifically, the District will first send all well permit applications to the Colorado Division of Water Resources for their approval prior to the District approving an owner's application.

For lot owners not requiring a vault permit, the District is changing the water well permitting process. Currently, lot owners apply for a water well permit through the District who permits the water well in the District's name. In light of recent rulings by the Colorado Division of Water Resources, the District has various legal and lability concerns with the current process and intends to change the process. Specifically, owners will apply for water well permits directly with the Colorado Division of Water Resources and if approved, the wells will be permitted in the name of the property owner. This change by the District causes an issue for SPOA members as the Association's covenants prohibit lot owners from drilling individual water wells on their lots. SPOA has negotiated a delay in the District's implementation of the new permitting process with their Board. The District has agreed to allow SPOA adequate time to seek approval from the membership for an amendment to the covenants allowing individual

lot owners to permit and drill water wells. The ownership has been informed that a proposed amendment to the covenants to address this issue will be sent out to the ownership to vote upon within the next year.

Stagecoach State Park Projects: Owners were briefed on discussions between the SPOA Board and representatives of the Stagecoach State Park about two projects the State Park would be working on in 2018. The first project involves the construction of an access point and trail from the park into the BLM parcel that stretches from an area close to the reservoir dam over and across to the area North and East of the South Shore subdivision. In 2017, SPOA closed public access to the BLM parcel at the top of South Shore by securing the common area where the public was crossing with a fence and signage stating that the common area crossing was only for Stagecoach Owners and their guests. As a part of the project, the State Park in cooperation with the BLM, is intending to construct a public parking lot and trailhead at the end of Arapahoe Road. The parking area and trailhead will be constructed on parcels that do not belong to the Association and are accessed by the platted public right-of-ways in the South Shore subdivision. While the SPOA Board understands and supports the public's right to use the BLM parcel, it requested the State Park forego constructing the new parking area and direct the public to use the existing parking area on the north side of the Stagecoach dam to access the new trail. More information on the project can be found on the website at www.stage-coach.com.

The second project entailed changes and improvements to the Morrison Cove day use area. The State Park intends to increase the beach space as well as add picnic areas, boat moorings, and a swim platform. They also intend to restrict Morrison Cove boat launch to non-motorized water craft due to the limited volume of motorized watercraft using the area and the lack of funding to staff the boat inspection station.

Wildfire mitigation: Owners were provided an update on the Association's ongoing wildfire mitigation efforts. Specifically, SPOA has contracted with the Natural Resources Solutions Group (NRSG) over the past two years to consolidate and burn the slash piles left from the 2012 beetle kill mitigation efforts. Between the Fall of 2017 and Spring of 2018, NRSG burned 59 piles eliminating a total of 136,000 cubic feet of potential wildfire fuels. The piles burned areas included the Community pile and the those in the areas of Colt Trail, Filly Trail, Bridle Way, King Bolt, Surrey Trail, Bigwhip Way, Wagon Wheel Trail, Cinch Trail, Shay Way, Bucking Way, and Wagon Box Way.

The Board has also been working with NRSG on a Stagecoach community wildfire mitigation plan. Although the dead timber from most of the SPOA common areas and public right of ways has been removed, there still remains a tremendous amount of standing dead and fallen trees on individual lots. The Board is working with NRSG on pursuing available State grants to help owners with the expense of removing these

wildfire fuels and creating a FIREWISE certified community which encompasses property owner education, signage and community relations with the Oak Creek Fire District.

Road Maintenance: The Association continues to focus its road maintenance efforts on critical road segments and failure points that directly impact the ability of owners and fire and safety services to access lots and common areas of the Association. Recent projects have focused on fixing drainage issues that are undermining the existing roadways. These efforts include grading of main arterial roads to establish better water run-off and replacing culverts that have failed or are failing and unable to adequately direct water flows. Last fall work was completed on drainage projects on Filly Trail and at the intersection of Whiffle Tree and Shay Way. The Board will continue to assess critical road maintenance and drainage issues and make repairs consistent with available funding.

SPOA has road maintenance agreements with Routt County for the Horseback, Morningside and South Shore subdivisions. There are several roads in these subdivisions that currently serve no residences that have not been maintained by the County per the agreements. This issue came to light when a lot owner seeking a building permit on a road covered by these agreements was denied the permit until the road was improved. The Association met with County officials to review the existing agreements and the County acknowledged they have maintenance responsibility for roads in these subdivisions. As of the annual meeting, the County had performed some preliminary maintenance work on several of the identified roads that had not been adequately maintained.

<u>Trails and Recreation:</u> The Association continues to receive positive feedback and support for the construction of a community trail system. In the past couple of years SPOA has built community trail segments within the Association's common areas near Schussmark Trail and also off of CR 212. The next step is to work on an overall Master Trail Plan that would encompass the recently built trails, the public trails at the Neighborhoods at Youngs Peak, possibly a new trail system that the owner of Young's Creek would like to incorporate as well as other previous planned trails throughout South Shore. The Master Plan, when completed, will serve as the roadmap for the construction of new trails as funding permits.

Neighborhood Grant Program: SPOA offers a grant program to help promote neighboring activities and neighborhood revitalization by providing financial assistance up to \$500. Groups of property owners can apply for grants to help with several activities including neighborhood clean-ups, beautification projects and common area improvement projects just to name a few. Grants are awarded two times a year with deadlines for application on May 15th and August 15th. Interested parties can contact the Community Manager or the application can be found online at <a href="https://www.stage-upwww.stage-upw.s

<u>coach.com</u>. The most recent approved grant application helped fund a large dumpster for the Rock Point Trail neighborhood spring cleanup effort.

<u>Stagecoach Mountain Project:</u> In the past year there has been much talk about the purchasing of the ski mountain by new investors. At this time, that project is dead. The sales office in Steamboat Springs is closed and the website has been taken down. The Board will continue to monitor and provide updates of any new developments related to the ski area property.

Owner Participation in the Association: There are many opportunities for owners to get involved in the community and they are encouraged to do so. Every year there are three Board positions up for election. There are also committees for architectural control, roads, and ad hoc projects such as helping with the proposed covenant amendments and community events. The Association also needs project coordinators to help drive and facilitate various initiatives and help bring owners together. In addition to working with the Association, there are also other opportunities to help the Stagecoach community by helping with the Oak Creek Fire Protection District, Morrison Creek Metropolitan Water and Sanitation District or the South Routt County School District.

Treasurer's Report - Matt Kaufmann:

Matt presented a financial summary for the current fiscal year through June 30, 2018 including the balance sheet, income statement for operations, and project/reserve spending report.

Total assets at the end of June was \$646,328. Of this balance, \$586,706 is cash including \$157,145 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 \$57,751 with other income (i.e. finance charges, late fees, fines, etc.) of \$3,608 for a total income of \$61,359.

Operating expenses for the same period totaled \$50,748. These expenses include management fees, professional services including accounting and legal, insurance, maintenance costs, including the grooming of the Nordic trail and the maintenance of the Coyote Run playground as well as meetings and postage.

Through June 2017, the Association's YTD **operating surplus** (income minus expenses) is \$10,610.

Project/reserve income through June from annual assessments and interest was \$75,452. YTD project/reserve spending was \$26,315 which includes \$21,850 in wildfire

mitigation, \$529 for covenant enforcement, \$500 in neighborhood grants and \$3,436 in legal expenses regarding common area ownership and water well issues. These expenses were offset by the net proceeds of \$4,616 from the sale of a lot previously obtained through foreclosure for unpaid annual assessments.

Through June 2017, the Association's YTD project/reserve surplus (income minus expenses) is \$53,753.

Restricted Funds income reflects \$78 of interest income earned on funds held. There are \$2,262 of legal expenses. These costs are associated efforts to change the language in the current road agreement with Routt County to allow the excess restricted road funds to be used for other capital improvement projects within South Shore and Morningside.

Accounts Receivable: At the end of June 2018, net accounts receivable was \$49,568. Eighteen members owning twenty-one lots are delinquent 3 or more years and account for 30% of the accounts receivable balance. Of the receivable's balances, 34% is for owners who owe no more than the current year's assessment. By state statute, the Association has liens on all properties where 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 2019 budget and assessment were discussed by John Troka. The assessments for 2018 were \$120. Contributions to the project/reserve fund balance have increased in the past couple of years while the portion of the assessment to fund the annual operating expenses of the Association has been relatively consistent between \$45 to \$50 annually. In accordance with the Association's covenants, the maximum allowed annual assessment for 2019 is \$123.97/lot. The final 2019 assessment will be determined by the Board when the 2019 budget is adopted this fall. Notice of the annual assessment for 2019 will be sent to the ownership at the end of November.

Board of Directors Election:

The SPOA Board is made of nine members of the Association who each serve a three-year term. There are three board positions up for election every year. For the 2018 Board election there are four positions due to the resignation of a board member whose term was not expiring in 2018. Three positions are for full three-year terms and one is to fill the remaining two-years of a term. In addition to current Board member Rob Walker, three other members, Kayleen Cohen, Scott Okerstrom and Kate Rachwitz stood for election and the floor was opened up for additional nominations. There were no nominations from the floor and thus the nominations were closed.

As there were four candidates to fill the four available board positions, a motion to elect the nominated candidates by acclamation was made from the floor by property owner Tony Borean. Property owner Susan Hartley seconded. Without further discussion the motion passed without dissent.

Member Comments and Discussion:

The floor was open to members for general discussion. Most of the discussion focused on building in Stagecoach and the clarification of the specific requirements to do so. Some discussions/points of note:

You do not have to consolidate to five acres or more to have a water well. You do need to have five or more acres if you would like to utilize an approved septic system versus a sealed sanitary vault.

The original developer Woodmoor built some but not all of the platted roads. As an organization, SPOA was never intended to be responsible for constructing and maintaining county standard roads and our governing documents do not support the Association acting in this role. As far as the road work that is being done, it is focused on preserving the roadways that do exist and providing primitive, dry weather access to all lots and common areas within SPOA. It is important to understand this level of access does not meet the requirement for obtaining a building permit. For an owner to obtain a building permit, an applicant needs to have a road constructed to the standards as defined by the Oak Creek Fire District for fire protection and, if utilizing a sealed sanitary vault, Morrison Creek Metropolitan Water and Sanitation District to ensure access by a vault pump truck.

To complete all undeveloped platted roads to the required standards would be a multi-million-dollar project. There are several mechanisms available to homeowners to finance road construction, but they all require consent by a majority of property owners (60% to 67% depending on the specific mechanism chosen) since it is the property owners who pay for the road construction. One of these mechanisms is the "special assessment" amendment approved by SPOA members in 2015. With this amendment, smaller groups of lot owners can get together and chose to assess themselves an amount, in addition to the Association's annual assessment, to fund capital improvement projects that specifically benefit their properties.

Proposed Covenant Amendments:

John Troka discussed the proposed covenant amendments that the Board has been drafting based on the feedback and input of the membership. The draft amendments were provided as a handout at the meeting and are posted on the Association's website. In general terms, the proposed covenant amendments would change Article V; Section

m. Animals to allow the keeping of chickens and riding and pack animals on qualifying lots; Article V, Section f. Temporary Residences to allow one (1) trailer whose purpose is sporting or recreational to be parked outside of an enclosed space and to extend the time allowed for parking of a trailer during construction of a residence; and Article V, Section g. Water to allow property owners to drill individual water wells.

The proposed amendments are in draft form with final versions to be developed by the Board before sending out to the entire ownership for a vote. An affirmative vote from the owners of 1,498 lots/units (67% of the total 2,235 lots/units in the Association), is required for a covenant amendment to be adopted. Additionally, State law, specifically the Colorado Common Interest Ownership Act (CCIOA), recognizes that typically low participation level by owners in the voting on property owner association ballot measures make it difficult for associations to amend their governing documents. To address this issue, CCIOA provide a mechanism for an association's board of directors to seek court approval of proposed covenant amendments. To obtain court approval, the association must show that lot/unit owners of more than fifty percent (50%) of the number of affirmative votes required to adopt the proposed amendment pursuant to the declaration have voted in favor of the proposed amendment. As such, for the SPOA Board to seek court approval of any proposed amendments, it must show that the owners of at least 750 lots/units (50% of 1,498 plus 1) voted in favor of the proposed amendment.

Meeting Wrap Up:

The Board holds quarterly Board meetings and the dates are posted on the Association's website. Meetings are typically held on the third Saturday of February, April, August and November from 9:00 a.m. until 1:00 p.m. All members are welcome to attend.

2019 Annual Meeting:

The 2019 Annual Meeting is tentatively scheduled for July 20, 2019. Location to be determined.

Adjournment:

All members were thanked for attending the annual meeting and invited to stay for a catered lunch and to enjoy some social time with their Stagecoach friends and neighbors.

With no further business to discuss, a motion was made to adjourn the annual meeting. The motion was seconded and passed without dissent. The meeting was adjourned at 11:34 a.m.



Neighborhood Grant Program c/o Steamboat Association Management 675 Snapdragon Way Suite 100 Steamboat Springs, CO 970.875.2810 bayer@steamboatassociations.com

Neighborhood Grant Program

Welcome to Stagecoach Property Owners Association Neighborhood Grant program. We believe that citizens 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. Please read application thoroughly first.

Eligible activities may include:

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

Ineligible activities include:

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

Grants will be evaluated based on the following criteria:

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

Grant Terms and Conditions

- Applications submitted after the event/activity will not be considered
- All grants must be utilized for projects benefiting the entire neighborhood.
- Grants must be submitted by neighborhood residents or HOAs.
- Up to \$2,000 will be granted to a neighborhood in a calendar year. A neighborhood will be considered an area no smaller than 1,000 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.

Submission

Send your completed application to:

Stagecoach Property Owners Association – Neighborhood Grant Program

Email: bayer@steamboatassociations.com mail: 675 Snapdragon Way, Suite 100 fax: 970-875-2842 Steamboat Springs, CO 80487

Award

Notification of awards will be by email unless requested otherwise. The notification will include a contract between the Association and the applicant. The contract must be received by the Association before the check can be mailed.

Thought should be put into planning in order to allow time for checks to be written and administered to neighborhoods. Checks may not arrive until 4 weeks after the Friday following the close date of the application period, meaning that the funds may be considered a reimbursement for the event rather than provision of funding prior to the event, depending on timing of your event.

Additional Information

Please call Bryan Ayer, the Association Manager, with questions or comments. He is happy to serve as a resource and to provide examples of previously funded events or projects. He can be reached at 970-875-2810 or bayer@steamboatassociations.com.

Stagecoach Property Owners Association - Neighborhood Grant Application

Please fill out this application as completely as possible knowing it is subject to approval.

Applicant Name		Day Phone	
Applicant Street Address		Zip	
Applicant Email Address			
Type of Event		Date of Event	
Amount Applying for \$	(T	otal Requested for Grant)	
Number of Households who wil	l benefit from program/ev	ent	
Number of people you expect to	o attend		
Neighborhood Information			
The Association requires three i	neighborhood contacts to	help ensure the success of the proj	ect or event.
Neighborhood/Homeowners As	sociation Name		
Number of Households in Neigh	borhood/HOA		
		and corresponding event/project:	
Name			
Address	Zip	Email	
Name	Day Phone		
Address	Zip	Email	<u> </u>
Name	Day Phone		
Address	Zip	Email	

Project/Event Description
1. Please describe the project/event.
2. How does this project/event benefit your neighborhood? What neighborhood needs/issues are being addressed?
3. How will the event be publicized? Please describe in detail. (You can copy flyers for free at the offices of the Association's management company. Call our Association Manager Bryan Ayer at 970-875-2810 for details)
4. Is there any on-going maintenance required for this project/event? No Yes. If yes please describe the plan for assuring success in sustainability.

5. How is the neighborhood contributing to this project/event?			
6. Will the project/event be held on private property?	No	Yes.	
If yes, Please have the property owner sign below indicati	ing you hav	ve her/his permissi	on to hold the
project/event on the property.			
Property Owner Signature		Date	
Street Address		Zip	

Event/Project Budget

Please complete this budget sheet. Include a detailed description and cost of each item. If the cost is recouped in a donation, please make that indication and name the donor. Be sure to include all neighbor contributions as well. Please note that the Association will not fund alcohol.

If you are receiving in-kind or actual monetary donations please indicate which items will be donated.

Item Description	Cost of items to be	If it is a donation	Donation Value
	purchased (Do not	or in-kind	(if known or
	include donated	contribution,	estimate)
	items in this	please write who is	
	column)	donating here and	
	,	the value to the	
		right	
	\$		\$
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	\$		\$
	\$		\$
TOTALS	\$		\$

TOTAL GRANT AMOUNT REQUESTED \$		
Volunteer Ho	urs	
Nu	mber of Volunteers	
Av	erage number of hours each volunteer contribute	
то	TAL VOLUNTEER HOURS	