

# Stagecoach Express

Stagecoach Property Owners Associations  
P.O. Box 774845  
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Toll Free 1(800) 862-0606



## MESSAGE FROM THE PRESIDENT

By David George

Greetings. I am the reluctant and should I say "unlucky" recipient of the award "New President of the SPOA". As your President for the coming year it is my duty and obligation to tell you my interest, priorities, and agenda.

I own one and only one lot, Lot 71 in South Station II. I have owned the lot since the original sale in 1972. My lot is at the far end of the subdivision and I do not expect it to be served by roads or utilities until most of my subdivision is developed. I believe my lot will not be served by roads and utilities in my active lifetime but I believe that over the next decade or two that the development can prosper.

Over the last two or three years, with the political struggles within the Association, I found it a matter of principle to

be involved, not a matter of financial incentive. That interest led to my running for one of the BOD vacancies and I was elected. At the first BOD meeting, after an election deadlock and some serious persuasion, I was reluctantly elected President. I agreed to run only when it became clear to me (I could be a slow learner) that the deep divide within the Association would inhibit forward progress unless new leadership was installed.

I believe that the BOD should make their actions public and a matter of record. I believe that making actions "public" means communications, written and electronic, from the BOD to the SPOA members. I believe the BOD is obligated not only to uphold the CC&R's but also to foster development of Stagecoach in the best

interest of the SPOA members. At the same time, it is difficult to know what is "the best interests of SPOA members" because interest and opinions differ. SPOA has limited resources. Importantly, the BOD should be a good steward of SPOA finances.

I believe that consolidation of lots at Stagecoach is not in the best interests of the majority of property owners. I believe that small individual lots have possibility for significant value only if subdivisions are developed to density originally platted. I also believe that Stagecoach has a difficult issue with Routt County and the county's desire to reduce density at Stagecoach.

I have no particular objectives for the upcoming year other than to do my best to provide consistent, unifying, and open leadership to the SPOA. My biggest hope is that the exist-

ing political divisions within the Association can be narrowed and that communications between factions can be improved so that efforts are beneficial and not detrimental. If we are to make progress toward development of Stagecoach, it will be one small step at a time as a unified association.

**"Messages from Board members printed in this publication are statements from that individual and do not represent policies of actions of the Board as a whole nor of the Association. Official policies and actions of the Board are in the minutes of official BOD meetings."**



## KNOW-AND USE-THE PRIVELEGES THAT GO ALONG WITH SPOA MEMBERSHIP !

Message from Director Greg Hermann

Over the past couple of years, I have talked to a lot of members of our Association both new and of long standing, who do not seem to be aware of several of the privileges that go along with their ownership of real property at Stagecoach and membership in the SPOA. This article is meant to be the beginning of an effort to get all of us better informed about some of the good things that go along with SPOA membership.

The developers of Stagecoach meant for it to become a very open, "walkable", almost European style community. To that end they dedicated a large number of common lots and a very large number of access easements for the use, benefit and enjoyment of all of the members of our community.

Basically, besides the usual utility and drainage

easements along lot lines at Stagecoach, there are trail and access easements along the side and rear of virtually *ALL* of the lots in all of the various subdivisions which comprise the Stagecoach community. These trail and access easements are meant to be *USED* by all of us-for our recreation and enjoyment, as well as for access to those common lots which are owned by the Association! In this context, the word "use" means walking, hiking, or riding (on horseback, not on a motor cross bike!).

The fact that each and every one of us is entitled to use these easements means that we should also protect our right to all of them jealously! If you become aware of any instances where someone blocks off one of your trail easements or common areas with a fence or whatever else, by all

means let the SPOA's architectural control committee know about what is going on.

There is an awful lot of really pretty country at Stagecoach, and a lot of us are outdoors oriented people, so lets get out there and start enjoying this aspect of what we bought when we purchased property at Stagecoach. As with any other privilege, it is always wise to exercise it responsibly. Always follow the "Tread Lightly" doctrine when using our trails and common areas at Stagecoach. Always carry out at least as much as you brought in. Always be sure you know where the lot corners which define the easements and common lots you are using are located. Be sure to stay on the easements and on common lots owned by the SPOA. If you have any doubts about lot bounda-

ries or the ownership of common lots, maps are available for public use at the office of the Routt County Assessor.

One last thing: just as we expect others to respect our private property rights, we should do unto others, and respect theirs. There are absolutely no lots or common lots at Stagecoach with direct access to Routt National Forest lands. The entire Stagecoach community was laid out with narrow strips of private ranch land separating all of our lots, even the most remote ones, from any direct access to the forest lands. The only place at Stagecoach where we can access the Forest without trespassing is where the road goes up to the water tank at the south end of Blackhorse 2. Have fun, and be careful out there!

### Stagecoach Property Owners Association

**Annual Meeting - July 14th, 2001**

Ball Room - Sheraton Hotel, Steamboat Springs, Co.

UNAPPROVED MINUTES- DRAFT

**Meeting called to order:**  
2:10 pm

**Quorum present and by proxy to conduct business.**

**Secretary Report:**

Minutes July 15th, 2000 annual meeting furnished to owners, and read.

**Discussion:** Motion at

last years meeting furnished and attached to minutes.

Minutes approved as corrected.

**Treasurer Report:**

Treasurer reported on status of SPOA finances.

**Presented to owners:**  
SPOA's 2002 proposed

budget and Financial statement dated June 20th, 2001. Discussion.

Meadowgreen Lot #87, purchased last year, sold for \$37,500.

**Architectural Report:**

Chris Zuschlag reported fourteen (14) plans submitted in past year. Modifica-

tions made on some and one still under consideration.

Eleven lots in violation of covenants. One in process of possible suit, all others have had action started to correct violation and to be resolved.

*(Annual Meeting...,  
Continued on page 5)*



## LEADERSHIP CHANGE

Message from Director Norm Sothan

After thirty plus years Stagecoach is still alive and well. It may not be progressing as fast as most of us would prefer but it is still solvent and looking to better days in the future. The primary reason for this longevity is the fact that there has been a succession of people who are willing to step forward and donate their time, effort and too frequently their money, to sustain this beautiful place in the hopes that someday it will reach it's obvious potential. People like Al Saterdal, Norm Dunn, Steve Watwood, Chris Zuschlag and Ellen Westbrook are such people. All of we property owners owe them a hearty "Thank You".

In any organization thoughtful change is needed if growth is to continue. With that idea in mind the STAGECOACH Property Owners Association Board elected a new slate of association officers for the 2001-2002 year. The incoming officers are as follows:

### **Vice President: Steve Watwood**

Mr. Watwood is the past president of the SPOA and is well known to the Stagecoach property owners. He has been president for many years and has demonstrated his commitment to Stagecoach by his hard work and willingness to accept responsibility. Steve is married and lives in Stagecoach. In-as much as the new President lives in Grand Junction, the Board of Directors thought it advisable to have at least one of the officers live in the Stagecoach area in order that routine administrative matters could be completed.

### **Treasurer: Chris Wittemyer**

Mr. Wittemyer was reelected to this critical post. His knowledge of the financial process, his familiarity with the financial status of Stagecoach and his willingness to take on this important job was important considerations in his reelection. As in all organizations similar to the SPOA periodic audits will be completed by an outside agency. Chris and his family have had significant property interest in Stagecoach for many years. He is married and his wife is expecting their first child in the immediate future.

### **Secretary: Greg Hermann**

Mr. Hermann was elected to this very important post in relief of Norm Dunn, who has been Secretary for many years. Norm Dunn believed that a new slate of officers were in the best interest of the SPOA and declined to run. Greg Hermann is a professional engineer and has a Master of Business Administration degree. He owns one lot in Stagecoach, is married and lives in the Steamboat, Colorado area. Greg is on record as saying "that expediency in publishing the SPOA minutes can be improved by permitting the paid clerical person to attend the BOD meetings, record the proceedings and under Greg's supervision, publish the minutes in a timely fashion".

### **New Board Member: Ken Burgess**

Mr. Burgess is the owner of two lots in Stagecoach. He has been a property owner since 1972. Recently Mr. And Mrs. Burgess were principals in legal proceedings with another property owner. This action provided the impetus to improve the workings of the SPOA Board when dealing with the requirements for building in Stagecoach. Ken has a MBA for the University of Colorado, is a former senior manager at Frontier Airlines, and is a Vietnam veteran where he was a Navy carrier pilot. He is married and lives in Golden, Colorado. Ken Burgess is on record as saying "I have learned a great deal about what it takes to acquire property and build in Stagecoach. I believe that type of information should be more available to members...it will be my goal to expand the information pipeline so members can make more informed decisions about their property and plan their future accordingly".

### **New Board Member: Mike Schick**

Mr. Schick in concert with his brother own six lots in the Overland subdivision of Stagecoach. Mike is a conductor on the Union Pacific railroad and spends several days a week in the Phippsburg area. Mike currently lives in Denver but as soon as all of the details can be completed he desires to build in Stagecoach. Mike has been vice president of the Glenridge Square Condominium Home Owners Association, is a successful owner of two business enterprises and has been active in the Pueblo Jaycees. Mike Schick is on record as saying "I fully intend to construct a home on our Overland property where I will live part time while I am working for Union Pacific and full time whenever possible. I am therefore totally committed to the long term and positive development of the entire Stagecoach area".

*(Leadership Change..., Continued on page 5)*



# STAGECOACH PROPERTY OWNERS ASSOCIATION

## Board of Directors

July 2001 to July 2002

### Three Year Term - July 2001 to July 2004

Michael S. Schick  
Representative of South Shore (July 2001)

Ken Burgess  
ACC Committee (July 2001)  
Representative of Morningside

David George  
President (July 2001)  
Representative of Sky Hitch II & South Station I

### Three Year Term - July 2000 to July 2003

Chris Wittemyer  
Treasurer (July 1997)  
Representative of Horseback

Mark Dernay  
Chairman-ACC Committee (July 1997)  
Representative of Eagleswatch & Meadowgreen

Norman Sothan  
Representative of Sky Hitch III (July 2000)

### Three Year Term - July 1999 to July 2002

Steve Watwood  
Vice President (July 1990)  
Representative of Black Horse I, II & South Station II

Greg Hermann  
Secretary & ACC Committee (July 1999)  
Representative of High Cross & Overland

Norman Dunn  
Representative of Sky Hitch & IV (Nov 1977)

Al Saterdal  
Director Emeritus (Non-voting) (July 1983)

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## **Lot Consolidation Procedure Approved as Bylaw Amendment**

Message from Director Chris Wittemyer

Following several years of contentious discussion and one lawsuit, members of the Stagecoach Property Owners' Association approved an amendment to the bylaws of the Association setting forth a procedure for owners wishing to consolidate lots. The primary reason that an owner would wish to consolidate lots into a single, larger lot is to be able to utilize the "five acre" policy recognized by Routt County allowing use of wells and septic systems. By a vote of 491 to 267 at the annual meeting on July 15, 2001, property owners at Stagecoach adopted the amendment which sets out terms and conditions which must be met in order to combine lots into a larger lot. The amendment was adopted as it was printed in the June 29, 2001 Stagecoach Express.

The criteria set forth in the amendment was developed through feedback from the property owners and advice from legal counsel to protect the property rights of property owners. An application must be made to the SPOA Board of Directors at least 30 days before a regular Board meeting. The application must contain certain items and it must contain an executed agreement with the SPOA. Some of the important aspects of the amendment include:

1. Owners wishing to consolidate will have to agree to continue paying dues for the total number of lots they own prior to the consolidation.
2. Consolidators must agree to join an improvement district if such districts are formed for future installation of water and sewer lines.
3. Consolidators must show where improvements will be located on the consolidated lot.
4. Consolidators must show easements on the consolidated lot. The SPOA BOD will require in general that easements for trails, drainage, and access along lot lines existing before consolidation be preserved.

*(Leadership Change..., Continued from page 3)*

### **Director Emeritus: Al Saterdal**

No article on the leadership of Stagecoach would ever be complete without some mention of this dedicated, farsighted and innovative Gentleman. Without Mr. Saterdal Stagecoach would not exist. It was his dream, his innovative thinking and his hard work that convinced Mr. Steve Arnold that such a development as Stagecoach could be made a reality. There is no one person who knows more about Stagecoach than Al Saterdal. At a previous annual meeting the property owners imposed a form of term limits on Directors of SPOA. Although Al was not bound legally by this term limit due to when the term limit became effective, in his customary concern for the best interest of Stagecoach he declined nomination. The Board of Directors as a body made the motion at the annual meeting and it was approved by acclamation that Mr. Saterdal be named a permanent Director Emeritus of the SPOA. While to purpose of this motion was to honor Mr. Saterdal, the BOD was also very fortunate to

*(Annual Meeting..., Continued from page 2)*

### **Old Business:**

#### **Status of law suits:**

Thompson vs. Burgess  
Burgess vs. SPOA  
Mike Holloran, attorney, gave review of suits. All have been settled. In Burgess vs. SPOA, settlement made to restrict any future legal and trial expense. Burgess paid \$10,000 by SPOA. Reimbursement of road im-

provements made by Burgess in Sky Hitch I, and cost to bring electrical power to his property. Burgess signed over to SPOA, right for Yampa Electric to reimburse SPOA any monies collected for attachment by other owners. Burgess also agreed to pay dues on each original Stagecoach lot owned in consolidation and to comply with all covenants and easement restrictions.

### **Lot Consolidation:**

#### **By-law change:**

Tom Endre called for Point of Order. (Copy attached to minutes) Endre wants to indefinitely postpone the proposed amendment to the by-laws. Felt may belong under Stagecoach CC&R's.

Chair allowed discussion and then tabled to be voted on later in this meeting.

### **New Business:**

Norman Sothan asked members to bestow on Al Saterdal the title of "Director Emeritus", for the years of dedicated service to Stagecoach and the SPOA.

Passed by unanimous oral vote.

### **Election of Three Directors for three year term:**

Nominating committee slate: Ellen Westbrook, David George and Ken Burgess.

*(Annual Meeting..., Continued on page 7)*



# SPOA Board Meeting

May 12th, 2001

Stagecoach, Morrison W&S.

**Present:** Norman Sothan, Al Saterdal, Greg Hermann, Chris Wittemyer, Norman Dunn and Chris Zuschlag.

**Guests:** Dave Glantz, G. E. Uehling, Joe Pattillo, Wendy Zwaan and Susan Marno

**Called to order:**

11:20 am

President and Vice President not attending, Secretary to Chair Meeting

**Secretary:** Minutes of Board Meeting February 10th, 2001 approved.

Minutes of phone conferences of February 19th and 23rd, 2001, discussion of settlement of law suit, not presented. Secretary thought they were in material brought, but were not.

**Treasurer:** Lists of Checks #2297 to 2325 attached to minutes. Need ratification.

**Discussion:** Most of attorney fees relating to litigation paid.

**Motion:** Ratify payments. Sothan. 2nd, Saterdal. Passed.

Check #2323: Redemption of lot own by SPOA from Hampden-Potts. Meadowgreen Lot 87 sale completed.

No quarterly accounting report from Stetson, no discussion.

Accounts receivable chart as of March 31st attached.

Delinquent accounts. Stetson working per our procedures.

Lease-Room for meeting from Morrison. Their Board cut fee from \$200 to \$100 per month.

**Motion:** Accept cut in rent. Zuschlag. 2nd, Sothan. Passed 6-0. Noted Hermann not in conflict in voting

**ACC Report:** None presented.

**Committee Report:**

**Special Improvement Districts** (Saterdal and Hermann)

Saterdal: Had met with Jim Menier, and has tape covering questions of how to raise money, procedures etc. Hermann took question of Morrison W&S to submit letter to Colorado Water Resources for sewer project Sky Hitch I. Morrison decided to do study on sewer in South Shore. Morrison W&S hope to have something by their June board meeting.

**Quests:** Wagonwheel Homeowners/Ed Uehling:

Fence replacement around units. They have estimate, and would like indication as to amount they can receive from Meadowgreen subdivision account. Board in past has allowed up to 50%, monies paid in account by parties requesting funds. In Wagonwheel, 41 owners. That number into total owners. That percent of subdivision amount, up to the 50%. Treasurer to deter-

mine amount available by Friday.

**Motion:** Once amount determined that can be allotted, make payment once contract signed. Sothan. 2nd, Saterdal.

**Discussion:** Passed. 6-0. They would like to become involved in recycle project at Eaglesnest. Should contact party running project for Eaglesnest to determine how to proceed.

**Eagleswatch Subdivision/Wendy Zwaan:**

They now have homeowners association for Eagleswatch. Would like guidance as to how they can obtain funds from their subdivision account. **Discussion:** Bring their budget for next year to this board, and ask that, that amount be paid so they might operate for the year without having to ask for payment each time they have project. They presented bill for \$282.49, requesting payment from their account.

**Motion:** Make payment for bill submitted. Hermann. 2nd, Sothan.

**Discussion:** Passed. 6-0

**Sky Hitch IV/Susan**

**Marno:** Working on road improvement into subdivision. Would like input as to how to proceed. Secretary to furnish some of Brown Thompson's figures information put together by Westbrook. Marno wondered if she might have time at annual meeting to discuss

task force, road improvement. Agreed she could have time. She also asked if board would reconsider question of our definition of Yurt.

**Discussion:** She should contact Routt County building department and then bring results to SPOA/ACC for review.

**Signs on RCR 14/Wendy Zwaan:** Eagleswatch would like to see signs either removed or rebuilt. Project taken under consideration.

**Old business:** Nominations for election board members at annual meeting. Hermann to contact Brown Thompson and Mike Schick. Saterdal, Kenneth Burgess. Dunn, Westbrook and David George. Secretary would like results of contact by Friday, May 18th. Notice to all members of annual meeting will go out in next week or so, thus the reason for Friday's date.

**Annual Meeting:** Confirmed. July 14th, Ballroom Sheraton Hotel: 2:00 pm to 5:00 pm.

**Annual Meeting Agenda:**

**Motion:** Treasurer to determine exact count of class A members and figure published in notice to owners re annual meeting. Hermann. 2nd, Dunn. Passed 6-0.

**Motion:** Determine

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Continued on page 7)



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**number of 10% quorum per by-law to conduct business.** Hermann. 2nd, Dunn. Discussion: Passes 6-0.

**Item for consideration at Annual Meeting:**

A) Special assessment, \$50 per lot, construction water line and hydrants to sewer plant.

**Motion:** Hermann. 2nd, Zuschlag.

**Discussion:** Should request come from Morrison W&S? Tabled until board has information from Morrison W&S.

B) **Motion:** Special Assessment, up to \$200 per lot, money to be used for Fire Station. Copy of motion to minutes. Hermann. 2nd Zuschlag.

**Discussion:** If included in notice of annual meeting, notation that presented by SPOA board, but at request of interested parties. Vote 4-2. Dunn and Saterdal voting

no.

C) **Motion:** Amend by-laws, Article XIII to amend by-laws so that Article III, Section 2, changed per wording attached to minutes. 2nd, Sothan.

**Discussion:** Vote 2-4. Failed.

**Suit Settlement:** Sothan read part of e-mail from Brown Thompson, re his request wanting to know why he had not received information requested in settlement. Papers reviewed, and only item seemed to be letter that was to originate from Mike Holloran's office. Copy of information re settlement attached to minutes. Wittemyer to contact Holloran and see what may have happened to letter to Brown Thompson in compliance with settlement agreement.

Secretary will hire someone to count proxies and vote tabulation at annual meeting. No motion as to amount to be paid.

**ACC:** Receipt of plans from Susan Marno but wanted guidance from board. Drawings not in detail as outlined in ACC procedures. ACC to inform Marno, plans rejected until she can furnish plans that comply with guidelines.

**Newspaper:** Donna now has articles, copies furnished board members. Unless she receives comments from board members, will print paper.

**Lot Consolidation:** outline for re-subdivision request attached to minutes. Discussion and changes made. Wittemyer will have procedures retyped.

**Motion:** Accepted reworked procedures. Hermann. 2nd, Zuschlag. **Discussion:** Passed 6-0

**New Business:**

**Petix Letter re Re-subdivision:** Copy of draft letter to Petix attached to minutes.

**Keating-Lot Consolidation:** Letter of May 5th,

2001 with attachments from Keating attached to minutes. Review indicated need of a proposed replat.

**Motion:** Herman to handle all responses to lot consolidations per SPOA approved procedures. Zuschlag. 2nd, Sothan.

**Discussion:** Passed 5-0. Wittemyer might have conflict and didn't vote.

**Eckermeyer-Purchased land and might want to bring lots into Stagecoach:**

Greg to contact re possible land near Blackhorse I, 17 acres, being brought into Stagecoach. Information will be taken to Holloran.

**Motion:** Hermann to handle obtaining information and deliver to Holloran. Zuschlag. 2nd, Saterdal.

**Discussion:** Passed 6-0. President may call for special meeting, week prior to annual meeting. Next regular Board meeting, July 15th, 2001, 10:00am.

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**Floor nominations:**

Amy O'Donald, by Steve Smith, 2nd. Mike Schick by David Schick, 2nd.

All introduced except David George who was unable to attend. Norman Sothan read George's bio.

**Discussion:** Questions.

**Vote taken:** Results after tabulation.

**Recalled: Consolidation:**

**By-Law Changes, including procedures and Own-**

**ers agreement:**

Chair: Part of settlement of suits was for SPOA to provide owners with a procedure for consolidation. Holloran, SPOA attorney, felt best place was in by-laws.

Copy of by-law change, procedure and owners agreement all furnished to owners present.

**Should be understood: ONLY A PROCEDURE FOR CONSOLIDATION, NOT AN APPROVAL. NOR DOES**

ANYONE HAVE TO CONSOLIDATE LOTS.

**Discussion:** Vote taken: Results after tabulation.

**Recall - Point of Order:**

Vote - Yes- to postpone by-law change:

Vote - No - to disallow Point of Order.

Vote taken: Results after tabulation.

**Road Improvement - seven southern subdivisions:**

**Art Fine:** Motion: Appoint Ellen Westbrook to

chair four person committee to investigate possibility of road construction in seven southern subdivisions: Sky Hitch I, II, III, IV, Overland, South Station I & II. These seven subdivision have about \$180,000 in subdivision funds available for road improvements. Ellen accepted chairmanship.

**Discussion:**

Vote take: Results after  
*(Annual Meeting..., Continued on page 8)*



*(Annual Meeting...,  
Continued from page 7)*

tabulations.

Recess called for vote tabulation. Introduction of guests to discuss items of importance to SPOA.

**Morrison Water & Sanitation District:**

Steve Colby, Manager Morrison W&S, discussed water availability, mil levy and general operations of the District. Extension of any lines, water or sewer, an expensive project and may be done in some way with

help from the private sector.

**Improvement Districts:**  
**Greg Hermann -Board**  
**Member SPOA:**

Mentioned some of the different types of districts that might be available to Stagecoach. Local improvements, specific districts. Funding may be available from government grants, districts, special project funds or from individuals.

**Al Saterdal - Board**  
**Member SPOA:**

Individuals must start to

organize certain projects and find the funding. Al did some improvements in Meadowgreen including roads, water and sewer line and lot development. Projects will not just happen by waiting, as you have seen for the past twenty some years.

**Meeting called back to order:**

**Vote tabulations:**

**Three directors:**

David George - 627

Ken Burgess - 469

Mike Schick - 509

Ellen Westbrook 278

Amy O'Donald - 427

**Change in By-Laws and procedures:**

For: - 491

Against: - 267

**Point of Order:**

For: - 279

Against: - 479

**Road Improvement Committee:**

For: - 593

Against: - 169

**2002 Annual Meeting -**  
Third week end of July,  
Steamboat Springs.

**Meeting Adjourned:**  
5:25 pm

**NOTICE**

**Board of Directors Meeting**

**Date: Saturday, October 6, 2001**

**Time: 10:00 A.M.**

**Place: Holloran & Stickler Law Offices at 141 9th Street**

**Steamboat Springs, CO**

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