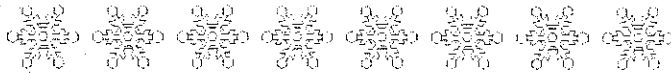


Stagecoach Express

In the News



FIRST IMPRESSIONS

BY NEW STAGECOACH PROPERTY OWNERS ASSOCIATION BOARD MEMBER NORM SOTHAN

Greetings from the Rookie STAGECOACH PROPERTY OWNERS ASSOCIATION Board Member, I thought it might be of interest to the Stagecoach Property Owners to read what my first impressions are of the STAGECOACH PROPERTY OWNERS ASSOCIATION Board and their activities. For those of you who were at the annual meeting in July 2000, I hope you will remember that I promised to have as my primary and only goal the best interests of the property owners, That is still my promise. Frankly it has not been difficult to do, as I have not seen any concerted efforts to do anything else.

I have been very impressed with the dedication of two groups of people, and both have an abiding concern

with the present and future of Stagecoach. First are the members of the STAGECOACH PROPERTY OWNERS ASSOCIATION Board who have dedicated a large amount of time, effort, and in some instances, significant money toward the enhancement of Stagecoach. The second group is a number of property owners who also have displayed an active interest in ensuring that the STAGECOACH PROPERTY OWNERS ASSOCIATION Board does not stray from the proper path. Both of these groups serve a purpose, and in my opinion deserve the appreciation of the rest of the property owners, myself included.

I have been distressed, however, with the overt hostility that seems to exist between these two

groups. Each seems to distrust the other and is not bashful in saying so. There has been far too much name-calling and not enough recognition of the common goal of rescuing Stagecoach from its years of Limbo. I have taken it as a challenge to try and bring these two groups together in some form, so that the talents of both can be utilized to the best welfare of the whole. As the new guy on the block I may be naive but having met the individuals of both groups, I am confident that our goals are similar. The long serving Board Members have donated freely of their time and effort and have received little but antagonism from some of the property owners, The property owners have been paying their annual dues and have seen little results and therefore distrust the bureaucracy. It seems to me that both sides have some valid points,

The STAGECOACH PROPERTY OWNERS ASSOCIATION Board is caught in the middle between the County and the property owners with not enough funds or means of raising funds to do what it believes it needs to do. The property owners are tired of paying dues "for nothing." Again, both sides are understandable. Several existing plans show that it would cost the property owners thousands of dollars in assessments to bring the lots up to the standards where home

building becomes practical. Few if any, myself included, are willing to invest that amount of money in a lot that at this point in time (i.e., as the lots now exist) have little resale value. So the dilemma continues to exist with no ready solution at hand.

I do not profess to be Solomon and I may be found in error. However, based on getting to know participants on both sides better and familiarizing myself with the existing challenges, I am personally convinced of the following,:

- The members of the existing STAGECOACH PROPERTY OWNERS ASSOCIATION Board are not crooks with ulterior motives but are in fact doing their best to make the most of a difficult situation. They put in a lot of volunteer time with little if any reward or thanks. All of us should be grateful for their past efforts.

- The group of homeowners who continue to hold the feet of the board to the fire are not rabble-rousers or seeking to destroy Stagecoach for personal gain but are concerned property owners who seek to obtain some form of return on investment. We also should appreciate this group. Any form of bureaucracy is better when the public being served is active and knowledgeable.

The challenge is, as I see it as the rookie board

(Continued on page 2)

(Continued from page 1)

member, to make the best use of the talents of all of us who have waited patiently for Stagecoach to develop into the property that we visualized when we purchased our lots. There is no question that it will take money and the cooperation of everyone to get this task done but it is possible.

If any of you property owners have ideas on ways that this can be done or concerns that you are worried about, please let me know and I will try to respond to you in the best way I can. It might not be what you want to hear but I will tell you what I believe to be the truth and then let the chips fall where they may.

So there you have my first impressions of being a STAGECOACH PROPERTY OWNERS ASSOCIATION Board Member. Oh Yes, one more thing! What in heck have I got myself into?

Best Regards,

Norm Sothan

Stagecoach Property Owners Association Statement of Assets and Liabilities

Assets	
Current Assets	
Operating Funds	(\$27,840.37)
Horseback Road Funds	74,905.27
Road Funds	64,845.06
Subdivision Funds	\$392,589.05
Major Project Funds	7,928.17
Accounts Receivable	<u>33.00</u>
Total Current Assets	522,460.18
Fixed Assets	
Equipment	806.06
Land	2,330.00
Lots Acquired	<u>8,280.00</u>
Total Fixed Assets	<u>31,416.06</u>
Total Assets	553,876.24

Liabilities and Members= Equity

Current Liabilities	
Accounts Payable	<u>7,490.57</u>
Total Current Liabilities	7,490.57
Members= Equity	
Members=Equity B Major Projects	17,928.17
Members= Equity B Road Construction	64, 845.06
Members= Equity B Horseback Road	74,905.27
Members= Equity B Subdivisions	392,589.05
Members= Equity B Unrestricted	<u>(3,881.88)</u>
Total Members= Equity	<u>546,3385.67</u>
Total Liabilities and Members= Equity	\$553,876.24

The accompanying notes are an integral part of these financial statements.

See the accountant's compilation report and other statements on our web site: www.stage-coach.com



Stagecoach Property Owners
Association.....

Have a question??

Call us at: (970) 736-0881

Or our toll free number:
1 (800) 862-0606

Annual Meeting Notes

Annual Meeting Minutes are not printed until they are approved and they will not be approved until the 2001 annual meeting. Next Annual Meeting will be the Third Week End, July 2001, in Steamboat Springs.

Change in By-Laws: The motion to restrict the length of time a board member can serve on the

SPOA Board to six consecutive years: Passed.

Election of SPOA Board Members:

Elected to Board for the three year term from July 2000 to July 2003 were:

Norman Sothan
Chris Wittemyer
Mark Dernay

Others nominated:

Tom Endre &
Brown Thompson

Stagecoach Property Owners Association Board Meeting

July 16th, 2000

Stagecoach office

Present: Steve Watwood, Al Saterdal, Ellen Westbrook, Mark Dernay, Norman Dunn, Chris Zuschlag and Greg Hermann

Guests: Paula Stratman, Rich Saterdal, Carol Bell, Joe Pattillo, Mike Schick, Brown Thompson, Kay Smith, Tom Endre and John Grassby

Called to order: 10:05 am

Paula Stratman introduced. New Morrison W&S employee that SPOA will use part time as office manager.

Temporary Chair: Norman Dunn acting as temporary chair for the election of president.

Election of officers: July 2000 to July 2001 term

President: Nominated: Steve Watwood. 2nd. No other name submitted. Elected by acclamation.

Watwood took over chair:

Vice President: Nominated: Mark Dernay. 2nd. No other submitted. Elected by acclamation.

Treasurer: Nominated: Chris Wittemyer. 2nd. No other name submitted. Elected by acclamation.

Secretary: Nominated: Norman Dunn. 2nd. No other name submitted. Elected by acclamation.

Secretary: Minutes May 20th meeting approved with Greg

notation, "Foster had missed three regular meetings."

Minutes, November 6th, 1999 minutes brought back after being tabled at last regular meeting. Greg had not brought material needed for review before approval. Motion: 2nd. "Table approval of November 6th, 1999 minutes until next board meeting." Passed. Greg to bring material needed.

Minutes July 5th, 2000 special meeting. Approved.

Greg: Notation, that all Board minutes are of record.

Reports:

Architectural Control: No complaints since last meeting.

New A/C committee for next term. Doug Redman, Chris Zuschlag and Mark Dernay appointed by board.

Disclaimer letters: Attorney recommends a disclaimer letter be sent to all owners receiving Greg's letter of last fall. Motion: Letter to be signed by president and A/C committee, with cc to Insurance Company. Attorney will help in drafting letter. 2nd Passed. Greg abstaining.

Review - A/C procedures on alleged violations: Copy of actions to be taken attached to minutes. Changes made during discussion will result in new action policy report being submitted to be filed with minutes.

Fire hazard complaint: Owner near Overland report possible fire hazard to fire and road departments. Downed trees and brush piled in or near designated roads in area. A/C committee will make inspection to see if action required by SPOA board.

Possible covenant violation noted last fall: A/C has reported all violation of health and building code violation to proper county authorities. All parties to be re-contacted re compliance.

A/C permanent material: Any material being held by board members relating to A/C activities should be furnished to A/C to be included in their file.

Old Business:

Office Manager: Job description to be completed in next two months. Motion: Hire Morrison W&S employee as part time independent contractor as SPOA office manager. Pay up to \$500 per month not to exceed two months so all details of the hiring and job description may be worked out. 2nd. Passed.

Phone Conference meetings: Motion: Greg: Any action taken by board during a phone conference must be approved by written approval by all board member within five working days of the meeting. Passed.

Web Master: Motion: Pay

David George up to \$120 per year - formulate procedures for approval on web activities by next board meeting. Passed.

Sky Hitch I & II road improvements: Ellen Westbrook submitted estimate, \$17,800 from Redman to construct about half mile of road in Sky Hitch. Greg offered to discuss location and construction with contractor. Motion: Pay up to \$20,000 for road construction, including GEO fabric in road base. Passed.

Payment: Take 50% from account of lots directly benefited, Sky Hitch I & II, and balance at 25% per lots in South Station, Sky Hitch IV and also lots in Sky Hitch I & II, indirectly improved. Motion: Passed. Example of detail attached on separate sheet.

Blackhorse II: John Grassby's letter dated May 15th, 2000 is attached to May 20th, 2000 minutes. Subject, cost of forming subdivision association. After discussion, no action taken. Discussion did reveal, John had spent time on overhead electric lines into subdivision. Motion: Reimburse up to \$1,500, documented billings, while working on overhead line question. 2nd. Passed.

Burgess law suit: Mike Holoran working with SPOA carrier, Browns attorney and county to try and work out a settlement.

Petix: Owners may approach county to find a solution be-

(Continued on page 4)

(Continued from page 3)
fore their plat is filed.

New Business:

Information to owners: Notify members of new office manager, phone number, etc. Include election results at Annual Meeting. Need approval to sell lot acquired by SPOA. No reply to question means approval?

South Shore: Chris Zuschlag submitted bills totaling \$472.43 relating to their association business. Motion: Reimburse Chris for the money spent. 2nd. Passed.

Annual Meeting: Motion: Reimburse Watwood for cost of printing for material used at annual meeting. 2nd. Passed. Steve will furnish bill, \$355.77.

Softball sponsorship: Motion: Pay sponsorship of \$250 for sponsorship of girls (8 to 12

age group) team. 2nd. Passed.

Newsletter: Discussion to send out five letters a year, one after each board meeting, and one prior to annual meeting. Reduce size, 11x17, printed on computer. Motion: Print newsletter five times year. 2nd. Passed. Try to have out not later than 30 days after meetings.

Formation of Committee's:

Item on States November ballot, State wide: Citizen Management of Growth. Wittemyer and Saterdal to review re effect on Stagecoach.

Overhead lines: Watwood and Hermann will contact YVEA and county re annual meeting vote on question. Report back to board at next meeting. Incorporation of Stagecoach into a city: Hermann and Westbrook will make report.

Morrison Creek Metropolitan Water & Sewer: President ' to draft letter to Morrison covering, but not limited to, a) purchasing or contracting for pump truck to handle vaults; b) new technologies available today; c) in rate study, some help to unimproved lots.

Agenda policy: Items to be included to president 48 hours before meeting, verbal or in writing.

Yearly dues: Motion: Increase yearly dues 3%. At present \$36.88. Increase \$1.10 to \$37.98. This for year 2001. Bill at full amount. 2nd. Passed.

Play ground: Dernay asked if any land available for playground? Question of liability if one built. No action taken, but under consideration.

Chuck Thompson - Inquiries:

1) Research case law in Colorado to see if any county has been required to complete utilities in a development where original developer went into bankruptcy? Motion: Allow one-hour time, Mike Holloran to research. 2) Need disclaimer on yearly dues billing that shows date interest will start for non-payment. 3) No action taken re interest already charged owners in past. Dunn will discuss with Stetson.

Special assessments: Hermann will research and report to board on three items. 1) Fire station. 2) Construct firebreaks. 3) Installation of fire hydrants, water line to sewage plant and cost of trunk line down county 16, sized for domestic use.

Adjourned - 3:30 pm

Secretary - SPOA Norman

Morrison Creek Rate Hike Likely

By Steve Colby, District Manager

At the January 18th, 2001 Board of Directors meeting, the directors of the Morrison Creek District plan on discussing the District's service rate fees and tap charges. The District currently charges \$82.50/qr. for water and sewer service and \$1500 to tap into the water and sewer lines. The tap fees are quite possibly the lowest in the state, a ramification of the District's bankruptcy plan.

The Board will be using, as a guideline, recommendations in the recently completed financial plan which was created by Integrated Utilities Group especially for the Morrison Creek

District. The plan calls for gradual increases to the District's service fees and substantial increases to its tap fees. The service fee increases are designed to allow the District to continue to operate and maintain its system while maintaining adequate reserves. Tap fees are designed to fairly assess new customers for the privilege of using a system which has been paid for and maintained by the existing customers and to create a reserve fund for funding improvements and increases in capacity mandated by growth within the District.

In spite of the recom-

mendations in the Financial Plan, several Board Members have expressed the desire to keep tap fees reasonable in order to encourage new customers into a system which is not at its full capacity.

District property owners will also be happy to hear that with the completion of the Bankruptcy Plan this past August, the Directors certified a 20 mill levy for the 2001 budget. This is 1/2 the 40 mill rate which had been assessed all Stagecoach property owners since of the institution of the Federally Mandated Bankruptcy Plan in 1978.

Check it out!

Have you explored the Stagecoach Property Owners Association's WEB site?

Check it out at www.stage-coach.com



STAGECOACH PROPERTY OWNERS ASSOCIATION

Board of Directors July 2000 to July 2001

Three Year Term - July 2000 to July 2003

First Elected

Chris Wittemyer (Treasurer)	(July 1997)	P.O. Box 774944 Steamboat Springs, Co 80477 H 970-871-0795
Mark Dernay (Vice President)	(July 1997)	P.O. Box 881088 Steamboat Springs, Co 80488 H -970-736-8444 W -970-879-1471
Norman Sothan	(July 2000)	5181 W. Maplewood Pl. Littleton, Co 80123 H 303-794-7021 Fax 303-797-5476 e-mail Normsothan@aol.com

Three Year Term - July 1999 to July 2002

Steve Watwood (President)	(July 1990)	17835 RCR 29 Oak Creek, Co 80467 H 970-736-2470 Fax 970-736-8542
Greg Hermann	(July 1999)	P.O. Box 770475 Steamboat Springs, Co 80477 H 970-879-5454 Fax 970-879-7652
Norman Dunn (Secretary)	(Nov 1977)	10130 W. 64th Ave. Arvada, Co 80004 H 303-421-7548

Three Year Term - July 1998 to July 2001

Al Saterdal	(July 1983)	4411 S. High Street Englewood, Co 80110 H 303-781-7915 Fax 303-762-8843
Ellen Westbrook	(July 1998)	14936 E. Columbia Dr. Aurora, Co 80014 H 303-690-2613 Fax 303-405-4796
Chris Zuschlag	(1998)	24450 Uncompahgre Rd. Oak Creek, Co 80467 H 970-736-0025 Fax 970-736-0040 Cell 970-227-2731

SPOA	P.O. Box 774845	Steamboat Springs, CO 804
Donna Wylie	Toll free	1-800-862-0606
	Fax	970-736-0177
Stetson's (Accountants)	Box 128	Maybell, CO 81640
	Phone	970-272-3056
	Fax	907-272-3057

Major Threat to Development at Stagecoach Removed with Defeat of Amendment 24 by Colorado Voters

By Al Saterdal, Director

The potential negative impact on development at Stagecoach from proposed Amendment 24 was discussed in the September *Stagecoach Express*. Independently, a group of Stagecoach owners distributed a postcard message to call all Colorado owners urging a "NO" vote on this subject. At the time of this activity, statewide polls indicated that 65% of Colo-

rado residents supported "24". By election day 70% of the voters opposed the Amendment. The vote in Routt County was essentially identical to the state-wide vote.

This was the most expensive ballot issue ever for Colorado with the opponents spending nearly \$5.7 million and the proponents spending approximately \$1.0 million. The opponents won by publi-

cizing the extreme nature of the proposal and by illustrating that it was dangerously ambiguous and threatened to tie up most Colorado development plans in the courts. Their message was extremely effective and as a result every county in Colorado voted the Amendment down.

In spite of it's loss at the polls, Amendment 24 will have an impact in accelerating

action in the legislature to make growth in Colorado more acceptable. The opponents of "24", including Governor Owens, have promised to support workable growth legislation in 2001. Stagecoach property owners should be pleased with the results so far but should be alert to threats from possible future growth legislation.

Greetings!

I would like to take this opportunity to introduce myself. My name is Donna Wylie and I have recently started work as the Administrative Assistant for the Stagecoach Property Owners Association, as well as the Morrison Creek Metropolitan Water and Sanitation District. My duties include office management, public relations, member services, and the Stagecoach Property Owners Association newsletter. In order to provide better service to our members, the Association has an office in the Morrison Creek District's water treatment plant at 224490 Uncompahgre Road (South Shore) at Stagecoach. The office hours are 8:00 AM to 5:00 PM, Monday through Friday.

For more information on the Stagecoach Property Owners Association, or if you have any questions or wish to discuss any matters

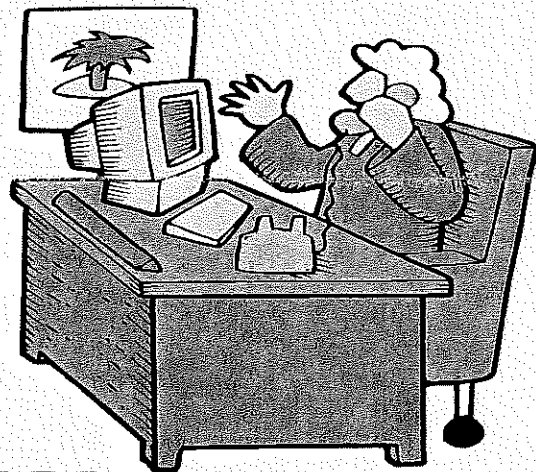
pertaining to Stagecoach, give me a call at one of the following numbers:

- Local: (970) 736-0881
- Toll free: 1(800) 862-0606

Or, drop by the office. If I can't answer your question, I'll get you in contact with someone who can.

We are currently planning to publish this newsletter on a quarterly basis, plus a special edition prior to the July meeting, to provide our members current information on Stagecoach issues. If you have any issues you would like to see addressed in the *Stagecoach Express*, please contact me at one of the above telephone numbers.

I look forward to working with all of you. Give me a call if I can be of help!



NOTICE

Board of Directors meeting

Date: February 10, 2001

Time: 10:00 AM

Place: Al Saterdal's house at:

**4411 High Street
Englewood, CO**

2001 Stagecoach Property Owner's Association Budget

	Monthly	Annual
INCOME		
Member Assessments - Operations		\$ 4,250.00
Member Assessments - Major Projects	2,631.11	25,500.00
Interest Income	2,083.33	16,000.00
Interest Income - Accounts Receivable	8,333.33	1,000.00
Estoppel Fees	200.00	2,400.00
TOTAL INCOME		\$ 95,900.00
EXPENSES		
Accounting	\$ 1,000.00	\$ 12,000.00
Bank Charges	2.10	25.00
Director Fees	125.00	1,800.00
Foreclosure Expenses	250.00	3,000.00
Insurance	166.67	2,000.00
Legal Fees	1,333.33	16,000.00
Lien Filing Fees	33.33	400.00
Meeting Expense	16.63	200.00
Meeting Expense - Annual Meeting	175.00	2,100.00
Miscellaneous	50.00	600.00
Newsletter	333.33	4,000.00
Office Manager Expense	1,000.00	12,000.00
Office Supplies	100.00	1,200.00
Postage	125.00	1,500.00
Postal Meter Rental	75.00	900.00
Subdivision Expenses	833.33	10,000.00
Taxes - Real Estate	25.00	300.00
Taxes - Income	416.67	5,000.00
Telephone Expense	150.00	1,800.00
Travel Expenses	66.67	800.00
TOTAL EXPENSES		\$ 75,625.00

Approved December 19, 2000 - SPOA Board of Directors

Editorial Note:

by Al Saterdal

The following letter, signed by Steve Watwood, has been reviewed by several SPOA Board members. The purpose is to directly address the apparent threat from forest fires. Any action taken in response to the fire danger might also contribute indirectly to development by critical extension of water lines and roads. In particular, expansion of the authority of the Morrison Creek Metropolitan District to include *limited* interior subdi-

vision roads could be a major factor in encouraging small-area improvements by individuals willing to "front-end" development costs if they can recover a share of costs from non-contributors by an enforceable development surcharge due when water and sewer service is applied for. This is a system that proved to be a "win-win" solution to development at Rock Point Trail. We have asked for a response from the Morrison

Letter to Morrison Creek Metropolitan Water and Sanitation District's Board of Directors

By Steve Watwood
President, SPOA

The subject of forest fire control has been brought to our attention by a significant number of our members and was discussed seriously at our Annual Meeting in July, 2000.

The importance of the subject is emphasized by several conditions which constitute a growing threat to property values at Stage-

coach:

1. The possibility that we are experiencing a trend of increasing temperatures and decreasing humidity.
2. An anticipated increase in the number of people visiting forest areas including Stagecoach.

(Continued on page 8)

(Continued from page 7)

Comments from forest specialists have indicated that threats from serious forest fires is a matter of "when" not "if".

Because of the above comments the SPOA Board is suggesting that an immediate serious study be undertaken jointly by the SPOA and the MCMW&SD Boards to search for practical methods to deal with this problem. We suggest that elements of this study include the following:

1. Definition of risks and realistic solutions by qualified professionals in Routt County (see attached list)
2. Determination of practical contributions which can be made by the SPOA and by the MCMW&SD including:

A. Construction and

B. Extension of key water lines at Stagecoach.

C. Extension of key access trails or roads at Stagecoach.

D. Removal of highly combustible material at Stagecoach (brush, dead trees, etc.)

3. Funding possibilities for maximum overall benefits which might include the encouragement of improvement districts by:

A. General assessments.

B. Mill Levy (has advantages in that costs will be tied to values and be partly tax deductible.)

C. Cooperative assistance from governmental agencies.

The threat of loss of values at Stagecoach from a major fire could be the most effective tool in focusing the

attention of property owners on essential actions and organizations to deal with fire danger and possibly other serious needs. Specifically expanding the role of the Morrison Creek District towards covering more of the functions of a municipality would seem to offer several advantages including:

1. As a beginning, depending more on full or part time salaried employees to provide continuity for essential programs. Many of us on the SPOA Board believe that we have outgrown the effectiveness and dependability of strictly volunteer management.
2. Specifically expanding the role of the MCMW&SD to include limited road functions at Stagecoach so that the "surcharge" concept used

effectively to develop the Rock Point Trail area of Meadowgreen for extension of water and sewer service could be expanded to encourage construction of new subdivision road improvements at Stagecoach. The "surcharge" concept is probably the simplest, the quickest and most economically feasible way to encourage small-scale subdivision improvements at Stagecoach, especially if it could be expanded to include new road improvements.

We will appreciate your input and response to the questions we have raised. Perhaps some of these considerations could be dealt with in the District's undergoing rate study.

Stagecoach Property Owners Association
P.O. Box 774845
Steamboat Springs, CO 80477 Toll Free
1(800) 862-0606

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