

Stagecoach Express

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President's Message

By John Troka

While summer continues to linger on, the fall colors have begun to shine brightly in and around the Stagecoach community. This past summer has been a busy time for the Association and its members. With the changing of the seasons, we are reminded that we have limited time to complete this year's projects and prepare for 2019.

In July, the Association held its annual membership meeting at SOROCO High School in Oak Creek. It is always a pleasure to meet and visit with members of the Association and I thank all those owners who attended and participated in the meeting. While the meeting is a great way to share information about the Association and the Stagecoach community, it also provides the Board an opportunity to hear directly from the members about their concerns and priorities. I encourage all owners to mark their calendars and join us at next year's meeting which is tentatively scheduled for Saturday, July 20, 2019.

At this year's annual meeting, the ownership elected four individuals to serve on the Association's Board of Directors. Kayleen Cohen, Kate Rachwitz, and Rob Walker will serve three-year terms, and Scott Okerstrom will serve the remaining two years of a Board term left vacant when the previous member sold their property. We are excited to have these engaged owners, representing several different ownership areas in our community, joining the Board. You can read a bit more on each of the new Board members on **pages 2 & 3** of this newsletter. Please join me in congratulating these owners on their election

to the Board and in thanking them for their willingness to commit their time and energy towards the betterment of the Stagecoach community.

Also, at the annual meeting several proposed covenant amendments were presented to owners. The proposed amendments include: 1) a modification to the animal covenant (*Article V, Section m.*) allowing horses and/or chickens; 2) a modification to the temporary residence covenant (*Article V, Section f.*) allowing on lots with a residence, the parking of a single sports/recreation related trailer outside of an enclosed garage; and 3) a modification to the water covenant (*Article V, Section g.*) allowing individual owners to drill wells on their lots. Draft language of each amendment can be found on the Association's website at Stage-Coach.com. The Board is working to finalize the amendment language and will be putting it to a vote of the entire membership in the coming months. Each lot owner will receive a copy of the proposed amendments and a voting ballot in the mail. For an amendment to pass, owners of lots representing two-thirds (2/3) of the eligible votes must vote in favor of the amendment. Changing of the Association's covenants directly impacts your rights as property owner at Stagecoach. As such, before casting your vote I encourage all owners to carefully review the covenant amendment documents when they arrive. Regardless of if you are for or against the proposed amendments, casting a vote indicating your preference is very important. Please vote!

Along with various other priorities, the Association remains committed to its efforts to mitigate the dangers to our community from wildfires. One only needs to look at the scope of the devastating wildfires occurring again this year to know that wildfires are a deadly and costly disaster that impact an entire community. Over the past seven years the Association has committed significant time and resources

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President's Message • Continued from Page 1

to reducing the wildfire risk in the Stagecoach community. While our previous efforts have been focused on reducing wildfire fuels on Association owned property, one of the largest remaining risks to our community comes from the high volume of dead standing and fallen timber that remains on individual owner lots. Removing these fuels and reestablishing healthy forests and defensible spaces throughout the community is an important goal. It is the responsibility of all property owners to reduce the wildfire risk on their property. Pursuant to the Association's covenants (*Article V, Section h. Clearing of Trees*), "... all lots, whether vacant or occupied by buildings, shall be kept free of accumulations of brush, trash, or other materials which may constitute a fire hazard or render a Lot unsightly.." The Association is working to develop and implement programs to assist all lot owners in reducing the wildfire risk on their property. Included in these efforts are the pursuit of state and local grants to assist with costs and completing the work required to become a certified FireWise community. You can read more about becoming a FireWise community on **pages 8 & 9** of this newsletter. If you would like to be involved with this effort, please contact our Association Manager Bryan Ayer.

Finally, over the next few months the Board of Directors will be working to prepare the 2019 budget and prioritize and plan for the projects it will look to complete next year. I encourage all owners to reach out to the Board and/or are Association manager Bryan Ayer with your ideas, comments and concerns so that these can be considered as part of our annual planning process.

Have yourself a spectacular and colorful fall season!



Meet the New Board Members

ROB WALKER - Owner of Lot 38 Morningside

My name is Rob Walker and I moved here in October of 2016. I am a retired 38-year educator from Ohio. I currently serve on the Board of Directors as Vice President.

I believe all the issues that are discussed and contemplated by the Board are extremely important and I would like to continue to try to move Stagecoach forward as a community through discussion and the implementing of ideas to fruition. I feel that the Board has done well with trying to balance the diversity of needs of all of Stagecoach and I would like to continue to be a part of that movement.

KATE RACHWITZ – Owner of Lots 136-136 Sky Hitch 4 & 147-148 Sky Hitch 4

My name is Kate Rachwitz I am a newly retired teacher of 34 years. As a teacher they called me Ms. Rocky, and to be honest I am going to miss that.

My husband Jeff and I purchased 5 acres off of Shay Way and it is our dream to build an off the grid home there.

I want to become part of the community at Stagecoach. I have a vision of a rural residential area where those who live near Shay Way value the natural beauty of the area and plan to build a home that is seasonally accessible, easy on the land, and the roads don't take away from the beauty here.

KAYLEEN COHEN – Owner of Lot 12 Red Hawk Village

My name is Kayleen Cohen and I'm the founder of Mtn. Dog Media, a first-time homebuyer, and a new member of the Stagecoach community. I'm eager to get involved with my fellow community members to help maintain and preserve this gorgeous neighborhood! As a small business owner, I'm very handy with administrative tasks and can offer my full

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Stagecoach Express

Board Candidates • Continued from Page 2

breadth of skills as a digital marketing professional. As an individual, I'm community and volunteer oriented, hoping to spearhead community cleanup projects, community garden/landscaping projects, and be a voice for responsible, passionate homeowners.

SCOTT OKERSTROM – Owner of Lot 204 Horseback, Lots 52 & 65 Overland, Lot 86 SS2, Lot 140 SS1

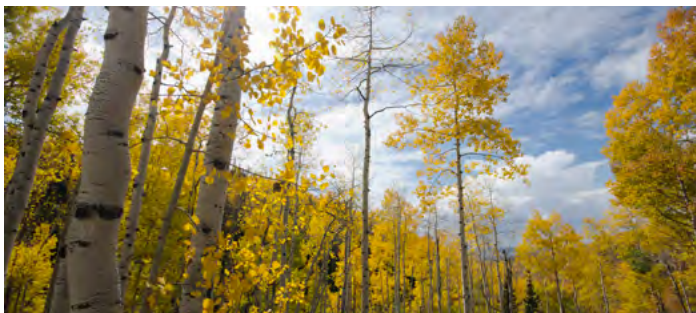
Hello, my name is Scott Okerstrom. I am interested in serving on the Board of Directors for the Stagecoach Property Owners Association. I have been a resident of Routt County for 18 years and an owner in Stagecoach for 13 years.

The Stagecoach area is an exceptional geographic, people oriented, opportunity laden destination that offers four seasons of enjoyment. We are blessed with beautiful forests, and a scenic lake that I would look to preserve, and secure our natural resources, while looking at the opportunities for growth at a responsible pace.

My background includes over 25 years in Property management, Construction, and Remodeling. I own and operate Okerstrom Home Improvement and have lived through the trials and tribulations of the economy. I understand first-hand what the process is to build on land here and the challenges presented.

I believe some of the covenants of the HOA are outdated and should be modified to fit the current times and wants of SPOA members. I would look to engage with other property and homeowners of the community to support this.

Our Stagecoach community is a wonderful area with good amenities and abundant natural resources that I look to spend the next 50 years of my life being a part of.



Fall Hunting Season Reminders

Fall is hunting season in Colorado. The Stagecoach community is surrounded by public and private lands that are open for hunters. Owners are reminded that hunting and/or the discharging of firearms is strictly prohibited on individual lots and the common areas of the Association.

If you witness individuals hunting or shooting within the community, please call the Routt County Sheriff at (970) 870-5503 or the Division of Parks and Wildlife at (970) 870-2197.

Members are also reminded that during hunting season it is advisable to wear high visibility clothing and making your presence known when working outside or hiking in and around the community.

Please be safe!

New Proposed ACC Construction Guidelines

Tom Watts, ACC Chairman

Almost all new construction on Lots at Stagecoach requires the prior approval of the Architectural Control Committee. This includes even small projects like sheds, fences and greenhouses. In an attempt to speed up the process of approval for these small projects, the Board of Directors has tentatively approved three new policies. Pursuant to our Governance Policies, these tentative construction guidelines are being published in the newsletter and member comments are being sought. If you would like to comment on the proposed construction guidelines, please contact Bryan Ayer or one of the Board members.

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Construction Guidelines • Continued from Page 3

The three proposed construction guidelines deal, respectively, with fences, sheds and greenhouses and state that so long as the proposed construction meets certain criteria, then SPOA will take no action on the application. As a result of this non-action, under the Stagecoach Covenants, the application will automatically be approved 30 days after it is submitted. However, owners need not wait the full thirty days to begin construction. Under the guidelines, if the proposed construction meets the published criteria, the Association Managing Agent, Bryan Ayer will send a notice to the owner stating that the Association intends to take no action. Once an owner receives this notice from Bryan, they can proceed with the project.

SPOA Policy 2018-1 relating to approval of new fences pursuant to Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions

WHEREAS, Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions provides that, "No... fence...shall be commenced, erected, or maintained ... until the plans and specifications showing the nature, kind, shape, height, material and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an Architectural Committee comprised of three (3) or more representatives appointed by the Board;" and

WHEREAS, the pace of construction at Stagecoach has increased and the Board wishes to streamline the process of obtaining approvals, pursuant to Article V of the Covenants, for certain types of structures;

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

1. The Association shall take no action to approve or disapprove, pursuant to Article V of the Covenants, an application made for construction of a new fence on a Lot so long as the proposed fence meets the following criteria:

- a. There is, at the time of application, a residence on the Lot.
 - b. The fence will not be built over, across or upon any portion of a Lot subject to an easement for installation and maintenance of utilities, drainage facilities or roads, described on the recorded plat that includes the Lot.
 - c. The top rail of the fence will not be more than four (4) feet above ground level over the entire length of the fence.
 - d. The fence will consist only of posts buried in the ground (either directly, or embedded in concrete) and not more than three (3) rails attached to and running perpendicular to the posts, except that hog wire may be attached to the posts and rails on the interior side in a manner designed to prevent dogs or other small animals from leaving the fenced area.
 - e. The fence posts will be wood, stained or painted in a brown color, with a cross-section not greater than six inches by six inches.
 - f. The fence rails will be wood, stained or painted in a brown color, and not larger than two inches by six inches (nominal) if constructed with dimensional lumber and not larger than three inches by six inches (actual) if constructed with rough hewn lumber, such as split rails.
2. If the Association managing agent receives an application to construct a fence that meets the criteria in Section 1 of this Resolution above, and the chairman of the Architectural Control Committee concurs that the application meets the said criteria, then the managing agent shall inform the applicant that the Association will take no action on the application and that, pursuant to Article V of the Covenants, the design and location of the fence shall be deemed approved thirty (30) days from the date of application.

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Building Policies • Continued from Page 4

SPOA Policy 2018-2 relating to approval of new sheds pursuant to Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions

WHEREAS, Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions provides that, "No building...or other structure shall be commenced, erected, or maintained ... until the plans and specifications showing the nature, kind, shape, height, material and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an Architectural Committee comprised of three (3) or more representatives appointed by the Board;" and

WHEREAS, the pace of construction at Stagecoach has increased and the Board wishes to streamline the process of obtaining approvals, pursuant to Article V of the Covenants, for certain types of structures; and

WHEREAS, sheds with a floor area of one hundred twenty (120) square feet or less are not considered ancillary buildings within the meaning of Article V Section a. of the Covenants pursuant to SPOA policy adopted October, 2011;

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

1. The Association shall take no action to approve or disapprove, pursuant to Article V of the Covenants, an application made for construction of a new shed on a Lot so long as the proposed shed meets the following criteria:
 - a. There is, at the time of application, a residence on the Lot.
 - b. There are no other sheds or greenhouses on the Lot.
 - c. The shed will not be built over, across or upon any portion of a Lot subject to an easement for installation and maintenance of utilities, drainage facilities or roads, described on the recorded plat that includes the Lot.
 - d. The floor area of the shed will not be greater than

one hundred twenty (120) square feet.

- e. The shed will be constructed such that the interior of the shed is completely enclosed by the walls and roof.
 - f. The shed will have no plumbing.
 - g. The top of the roof of the shed will not be more than twelve (12) feet above ground level.
 - h. The shed will not be placed between the front of the house and the road serving the Lot, but will, instead, be placed on a rear or side portion of the Lot.
2. If the Association managing agent receives an application to construct a shed that meets the criteria in Section 1 of this Resolution above, and the chairman of the Architectural Control Committee concurs that the application meets the said criteria, then the managing agent shall inform the applicant that the Association will take no action on the application and that, pursuant to Article V of the Covenants, the design and location of the shed shall be deemed approved thirty (30) days from the date of application.

SPOA Policy 2018-3 relating to approval of new greenhouses pursuant to Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions

WHEREAS, Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions provides that, "No building...or other structure shall be commenced, erected, or maintained ... until the plans and specifications showing the nature, kind, shape, height, material and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an Architectural Committee comprised of three (3) or more representatives appointed by the Board;" and

WHEREAS, the pace of construction at Stagecoach has increased and the Board wishes to streamline the process of obtaining approvals, pursuant to Article V of the Covenants, for certain types of structures; and

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Building Policies • Continued from Page 5

WHEREAS, greenhouses with a floor area of one hundred twenty (120) square feet or less are not considered ancillary buildings within the meaning of Article V Section a. of the Covenants pursuant to SPOA policy adopted October, 2011;

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

1. The Association shall take no action to approve or disapprove, pursuant to Article V of the Covenants, an application made for construction of a new greenhouse on a Lot so long as the proposed greenhouse meets the following criteria:
 - a. There is, at the time of application, a residence on the Lot.
 - b. There are no other sheds or greenhouses on the Lot.
 - c. The greenhouse will not be built over, across or upon any portion of a Lot subject to an easement for installation and maintenance of utilities, drainage facilities or roads, described on the recorded plat that includes the Lot.
 - d. The floor area of the greenhouse will not be greater than one hundred twenty (120) square feet.
- e. The greenhouse will be constructed such that the interior of the greenhouse is completely enclosed by the walls and roof.
- f. The greenhouse will have no plumbing other than plumbing designed to deliver water to plants in the greenhouse.
- g. The top of the roof of the greenhouse will not be more than twelve (12) feet above ground level.
- h. The greenhouse will not be placed between the front of the house and the road serving the Lot, but will, instead, be placed on a rear or side portion of the Lot.
2. If the Association managing agent receives an application to construct a greenhouse that meets the criteria in Section 1 of this Resolution above, and the chairman of the Architectural Control Committee concurs that the application meets the said criteria, then the managing agent shall inform the applicant that the Association will take no action on the application and that, pursuant to Article V of the Covenants, the design and location of the greenhouse shall be deemed approved thirty (30) days from the date of application.

Stagecoach Property Owners Association Lodging Benefit

Steamboat Association Management is proud to serve the Stagecoach Property Owners Association. As a benefit of SAM management, SPOA members enjoy **special savings on vacation rentals** at our sister companies.

Simply enter promo code **RGVIP18** 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

Stagecoach Express

Stagecoach Market Update

By Rebecca Bailey, Town & Country Properties

From January 1 through mid-September there have been 19 sales of single family homes in Stagecoach, with another 6 under contract. Sales ranged from \$300,000 to \$1,110,000 (for a custom home in South Shore).

We are currently reporting 20 active home listings in the area, with prices ranging from \$380,000 in Red Hawk, to a \$2,799,000 home in Greenridge.

There have been 9 townhome sales so far this year, 7 at the Stagecoach Townhomes and 2 at Eagles Nest. The highest priced sale is \$280,000! Prices increased over the summer months, and recently settled back down a bit. Two Stagecoach Townhomes are presently under contract, along with 6 active listings. There are currently no active listings at Eagles Nest.

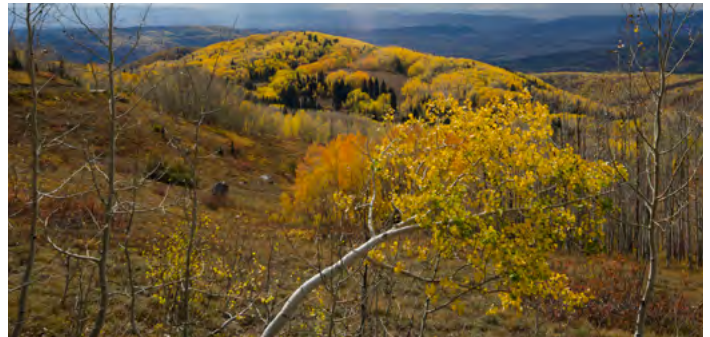
Wagonwheel has seen 2 sales this year, 2 are pending, and there is 1 active listing. Average prices have increased at Wagonwheel, from \$132,000 this time last year to \$167,000

presently.

Vacant lot sales have been sluggish in 2018. There have been 21 sales year to date, which is in stark contrast to this time period in 2017, with 66 sales reported. One pending sale of note is a 2,203 acre parcel at Woodchuck Mountain Ranch, listed at \$5,950,000!

If you are considering making a move, it is still a great time to get your home on the market, as inventory remains low in the area.

The information provided is from the Steamboat Springs MLS, through September 16. It is deemed accurate, but not guaranteed. For more detailed information, please contact our office.



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106 E. Main, Oak Creek

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

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Firewise Information

National Fire Protection Association

Using a step-by-step process below, communities develop an action plan that steers their residential risk reduction activities, while engaging and encouraging their neighbors to become active participants in building a safer place to live. Neighborhoods throughout the United States are embracing the benefits of becoming a recognized Firewise USA™ site.

STEPS TO RECOGNITION

Wildfire Risk Assessment

Obtaining a written wildfire risk assessment from your state forestry agency or fire department is the first step in becoming a nationally recognized Firewise USA™ site. Contact your state's designated [Firewise Liaison](#) for information on your state's requirements for developing the risk assessment. This component is an important piece of the application process that will help identify and guide your priorities and activities. The risk assessment will be the board/committee's primary tool in determining the risk reduction priorities within your site's boundaries. Assessments need to be updated every five years.

[This template](#) (docx) is a tool to assist state forestry agencies, their partners, and residents interested in participating in the Firewise USA™ recognition program in completing their Community Wildfire Risk Assessment. Before starting this assessment, [please contact your state liaison](#) to see if your state has its own template or special requirements.

Disclaimer – Firewise USA™ staff are in the process of reviewing and updating the Community Wildfire Risk Assessment to ensure its alignment with current science around homes and communities and how they ignite, and recognition program requirements.

Board/Committee

Form a board/committee that's comprised of residents and other applicable wildfire stakeholders. Consider

inviting the local fire department, state forestry agency, elected officials, emergency manager, and if applicable the property management company to participate. This group will collaborate on developing the site's risk reduction priorities, develop a multi-year action plan based on the risk assessment and oversee the completion of the annual renewal requirements needed to retain an "in good standing" status.

Action Plan

Action plans are a prioritized list of risk reduction projects/ investments for the participating site, along with suggested homeowner actions and education activities that participants will strive to complete annually, or over a period of multiple years. Action plans are developed by the board/committee and need updating at least every three years.

Educational Outreach

Each participating site is required to have a minimum of one wildfire risk reduction educational outreach event, or related activity annually. [Visit the program's portal](#) to get ideas and suggestions for planning a successful educational outreach activity for your residents.

Wildfire Risk Reduction Investment

At a minimum, each site is required to annually invest the equivalent of one volunteer hour valued at \$24.14 (the rate is based on the 2017 annual National Hourly Volunteer Rate; which is updated every year) per dwelling unit* in wildfire risk reduction actions. Find a wide range of qualifying expenditures (contractor costs, rental equipment), volunteer activities, grants, etc., that can be used in meeting the investment in the portal's Risk Reduction Investment section. Residents completing select home modifications, along with any qualifying work performed at their home and in the adjacent home ignition zones can contribute related hours and/or costs towards meeting the sites collective investment amount.

*Calculating the number of dwelling units for use with the risk reduction investment formula: There must be a minimum of 8 individual single family dwelling units within the site's identified boundary. The number of dwelling units

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Firewise • Continued from Page 8

within the site applying for recognition must be included in the application. For definition purposes, a dwelling unit is a household/residence built for occupancy by one person, a family, or roommates, including mobile homes and cabins; and for multi-family residential occupancies (i.e. duplexes, and other types of attached housing). An apartment building with 10 units would be considered ten dwelling units. Each individual participating site is limited to less than 2,500 individual dwelling units within their identified boundary. Multiple sites can be located within a single large master-planned community/HOA. The Firewise USA™ program is designed for residential occupancies where residents actively participate in reducing the wildfire risk where they live; it is not a program for every occupancy type, or an entire town, city or county. Contact NFPA if you have questions about your area's eligibility.

Application

You may start an application at any point in the overall process by creating a site profile in the [Firewise USA™ portal](#). Once all the criteria has been completed, the electronic application can be submitted. State liaisons will approve applications, with final processing completed by the National Fire Protection Association (NFPA).

Please note: Individual states can request additional application requirements.

 Number of active Firewise USA™ sites by state
[Reference our interactive map](#) to see all active Firewise USA™ sites.



Stagecoach Express

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:

- 1/4 page – 3.625" w x 3.25" h \$80
- 1/3 page – 3.625" w x 5" \$120
- 1/2 page vertical – 3.625" w x 7.5" h \$150
- 1/2 page horizontal – 7.5" w x 3.25" h \$150

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

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

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

bayer@steamboatassociations.com

Stagecoach Property Owners Association Stagecoach Express

A Quarterly Newsletter

www.Stage-Coach.com

No 3rd Quarter • 2018

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

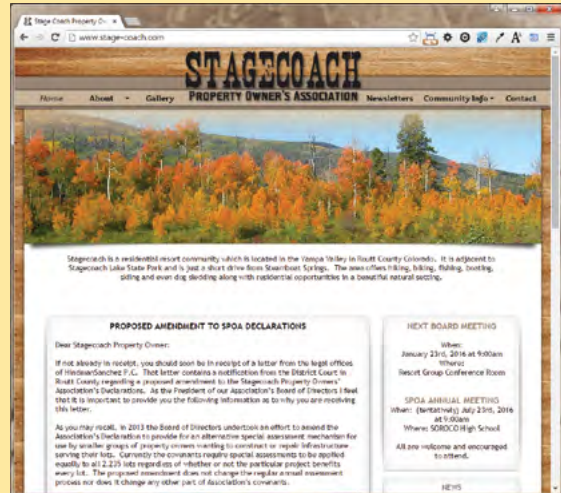
John DiNicholas (Term-ends July 2019)
33225 Ramuda Trail, Oak Creek, CO 80467
johndinicholas@hotmail.com

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
twatts@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

Meeting of the Board of Directors
Resort Group Conference Room
Steamboat Springs, Colorado
May 19, 2018

Board Members Present: John Troka (President), Rob Walker (Vice President), John DiNicholas (Secretary), Barbara Houston, Vicky Weber and Matt Kaufmann.

Board Members Present by teleconference: Tom Watts

Management Present: Bryan Ayer, Association Manager

Owners and Guests Present:

Larry Calistro – Lots 107, 114 and 115 Overland
Mike Roach – Youngs Peak Preserves
Corky Fisher – Lot 27 Black Horse I
Artine Yapoujian – Lots 20,33,34,173 South Shore
Tony Borean – Lot 16 Redhawk Village, Lot 110 Morningside
Leah Wolf Martin – Lot 34 Blackhorse II
Earl Springer – Lot 81 Black Horse I

John Troka called the meeting to order at 9:00 am.

With 7 Board Members attending, a quorum was present and business was conducted.

Approval of Board Meeting Minutes and Ratifications:


Approval of February 17, 2018 Board Meeting Minutes

Motion: Rob Walker moved to approve the minutes as amended. Matt Kaufman seconded.
The motion passed without dissent.

Member Comments:

There were no member comments at this time that did not reflect what is already on the agenda.

General Business Summary: Community Manager Bryan Ayer provided an update on Association business matters.



Landscape Contract for Coyote Run: As the landscape season started before this Board meeting, the Manager contacted 4 companies to seek bids for the seasonal landscape maintenance of Coyote Run. Two contractors responded with bids and 2 chose not to bid on the work. The Manager hired the same contractor as the previous few years due to the overall rates and past performance. The Board approved.

Cluster Boxes at Eagles Nest area and Ormega Way: The Oak Creek Postmaster had requested two new cluster mailboxes.


MOTION: Jon Troka moved to approve up to \$3,000 of Project/Reserve Funds for Community Infrastructure for the purchase and installation of two – 8 box cluster mailboxes at the specified locations. Tom Watts seconded. The motion passed without dissent.

Nordic Trail Contract: The manager discussed the 2017-2018 season. Even with low snow amounts, the Nordic ski trail season was successful. The Board and members present expressed support for the trail. The Manager was directed to renew the Nordic trail maintenance contract for the 2018-2019 season consistent with budgeted amounts.

Burn Updates and Forestry Consulting Proposal: The Manager gave an update on the results of the contracted pile burning through Fall 2017 and Spring 2018. There were 59 total piles burned. The piles burned included the large community pile in Sky Hitch and slash piles located along 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 Manager also presented the final draft of Phase 1 of the Forestry Consulting Proposal from NRSB, as well as recommendations to move forward. The recommendations from NRSB include 1) Preparing a 2018 Forest Restoration and Wildfire Risk Mitigation Grant application which is due to the Colorado State Forest Service in late November; 2) Focusing on fuels reduction on the priority areas as identified; and 3) Improving ongoing fire awareness which could include becoming a Firewise recognized community and preparing and sharing fire mitigation and defensible space information with property owners.

The Board had several questions relating to the work. Can NRSB be hired or recommend someone to identify the private lots that need to be mitigated? Could they do the project management for the scope to be done, including the contacting of individual owners and setting up the opting in of individual lots into an overall mitigation plan? Can they complete the applicant for SPOA to become a Firewise Community and at what cost? and can they work with the local districts including Oak Creek Fire and the Routt County Sheriff to work on evacuation route signage and installation and at what cost?



MOTION: Tom Watts made a motion to accept NRSG’s draft of the Stagecoach Area Community Wildfire Protection Plan as the final version. Matt Kaufmann seconded. The motion passed without dissent.


State Park Updates: Stagecoach State Park Representatives hosted an informal meeting at the beginning of the month for concerned land owners to discuss a newly proposed trailhead and parking area at the end of Uncompahgre Road in South Shore which will be used to access the state park and the BLM parcel east of South Shore. In addition, they discussed their improvement plans for the Morrison Creek boat ramp and day area. Currently the State Park is continuing to move forward with both projects.

Neighborhood Grant Request: The Manger presented a SPOA Neighborhood Grant Program request from property owners on and around Rock Point Trail in Meadowgreen. The grant request is to help fund a spring clean-up project in the neighborhood. Specifically, the grant will be used to pay for a large dumpster which residents can use while cleaning up their lots. This is the first grant request received under the Associations approved neighborhood grant program.

MOTION: Tom Watts made a motion to approve the grant application \$500 towards the cost of a dumpster for spring clean-up in this neighborhood. Matt Kauffman seconded. The Motion passed without dissent.

ACC: Since the February 17, 2018 meeting there have been 3 new h\$ouse applications, 2 fence applications and 2 other minor modification applications. Tom Watts, the ACC chairman would like to work towards an agreement on what minor modification projects could be considered to be approved by the community manager vs sending out to the entire ACC committee. Along with this idea, it was suggested that the ACC work on a guideline rewrite of items that are not part of Article V of the Covenants, and to bring back to the Board for approval and possible other suggestions of additional regulations or clarifications.

CCR/Rules Compliance & Enforcement: The Manager presented a summary of CCR/rules violations. The main point of discussion centered around Article V section f. Temporary Residences. The Covenant states No structure of temporary character, trailer, basement, tent or accessory building shall be used on any tract as a residence, temporarily or permanently, and no used structure of any sort shall be moved onto any Lot. Exceptions may be granted by the Association for a period not to exceed one hundred twenty (120) days during construction of a permanent residence by the owner on his Lot. Except for the above exception, no trailers of any type shall be placed or kept on any lot unless such trailer is in an enclosed garage. This



covenant is consistent with County zoning regulations which prohibit camping on the lots in Stagecoach except for a limit period during construction of a primary residence.

Currently there are three members that have RV's set up on their property in anticipation of building. The Board instructed the manager to inform them of the 120-day timeline and follow up with enforcement as necessary. The Board also discussed that to be consistent with the County, an owner's 120-day exception can begin no sooner than the date the County issues the associated building permit.

Annual Meeting: The Board had hoped to hold the 2018 annual membership meeting in the Stagecoach community instead of Oak Creek. After researching, the Manager determined there are limited locations and the logistics of holding an outdoor meeting would make conducting the meeting in the Stagecoach area very difficult. The Manager requested the Board consider holding the meeting at SOROCO High School in Oak Creek as in the past. The Board agreed. Also, the Manager presented the Board with two new catering options as the previous provider has retired. Ski Town Gourmet was chosen to provide catering services for the meeting.

Accounts Receivable:


The A/R aging report as of May 14, 2018, 2018 shows 476 lots that owe a total of \$54,990. On February 12, 2018 there were 611 lots owing a total of \$98,717. For comparison on May 14, 2017 there were 334 lots that owed a total of \$50,634. Ninety-six accounts owe more than 1 year's assessments (>\$128.00).

In the interest of addressing topics of concern by those owners in attendance early in the meeting, the sequence of items on the Agenda was adjusted.

Old Business:

YVEA ROW request for owner requested service in Overland:

At the August 19, 2017 Board Meeting, The Board reviewed a request for a utility easement across the Association's common area. The easement will allow for an underground interconnection with Yampa Valley Electrical Association's feeder line which currently runs through the common area and Larry Calistro's and Stephen Donaldson's lots in the Overland subdivision. Mr. Calistro and Mr. Donaldson are in the process of consolidating several lots and intend to construct a primary residence and have request an easement across to the common area to back of Lot 119 in Overland. The easement routing has changed slightly since the original request at the August 2017 meeting.




MOTION: John Troka made a motion to grant the easement to Larry Calistro and Steven Donaldson contingent upon the Manager contacting YVEA and confirming additional service lines to serve other lots can be interconnected at the junction box to be placed at the rear of the Lot 118. Matt Kaufmann seconded. The motion passed without dissent.

Lot Consolidation Application for Artine and Sydney Yapoujian – Multi Family Lots 20, 33, 34 South Shore: The Manager reported that the application in the packet is consistent with Article XIV of the SPOA Bylaws titled Subdivision Procedures. The applicant’s lot consolidation has been approved by Routt County.

MOTION: John DiNicholas made a Motion to approve the Yapoujian’s lot consolidation application including the vacating of the Association’s trail easements along the internal side property lines eliminated with the consolidation. The current and future owner(s) of this consolidated lot are required to pay SPOA assessments on the original 3 lots of Multi-Family Lots 20, 33 and 34 in South Shore. Tom Watts seconded. The motion passed without dissent.

Water Well Permitting on Consolidations – Q & A with members of the Morrison Creek Board: In attendance at the meeting were Steve Colby, MCWSD Manager; Leah Wolf Martin, Lot 34 Blackhorse II owner and MCWSD Board Member; and Tony Borean, Lot 16 Red Hawk Village and Lot 110 Morningside owner and MCWSD Board Member. At the April 19th MCWSD Board meeting, the Water Board adopted a new Lot Consolidation Agreement that would essentially put the name of the permittee for the well under the owner’s name and not under Morrison Creek’s name as it has been in the past. Although this does not affect the IGA with Routt County that governs the use of sealed sanitary vaults, it does impact owners looking to consolidate lots. Specifically, the drilling of water wells is prohibited per Article V, Section g. of the SPOA Declaration of Covenants except as may be required by the public water system. If a water well is permitted under the individual lot owner’s name, then it cannot be considered part of Morrison Creek’s water system. The SPOA Board will work with Morrison Creek and Routt County to see if a solution can be found which does not require owners to violate the Association’s covenants.

Presentation by Mike Roach regarding trails around Stagecoach: Mike Roach, owner of the Young’s Peak Preserve, spoke to his overall support of the current trail system being built and would like to work with SPOA to continue to build and interconnect trails with those on his property. He presented an overall map of a potential trail that would connect with the Young’s Peak connector trail that was built last year by SPOA and then run along his fence line and eventually crisscross down to the Youngs’ Peak neighborhood at the end of Stagehorn Trail.



There is a possible section that could be built by SPOA this year and that Mr. Roach could join into in a year or two with the rest of the trail.

MOTION: John Troka made a motion to move forward in collaboration with Mr. Roach on an interconnecting trail system that incorporates his land and the SPOA common areas. Matt Kauffman seconded. The motion passed without dissent.

MOTION: John Troka made a Motion to direct the manager to identify a professional firm for the purpose of drafting an overall trail and master plan for the community and to bring those costs forward to the Board. Rob Walker seconded. The motion passed without dissent.

NOTE: Tom Watts left the meeting by teleconference at 11:35. With 6 Board members still in attendance a Quorum was maintained.

Treasurer's Report:

Matt Kaufmann presented the Association's financial report and statements as of March 31, 2018.


Total Cash at the end of March was \$610,711 of which \$157,106 are restricted road funds held for Horseback, Morningside and South Shore.

Accounts payable at the end of July was \$3,830.

Operating income for 3 months was \$30,334. This amount reflects net operating assessments of \$28,631 and \$1,702 in other income which is predominately late fees.

Operating expenses for the same period totaled \$25,032 and includes management fees, professional services such as accounting and legal expenses, meeting and member communication costs and common areas maintenance costs for the park and Nordic trail. As of March 31, 2018, the net operating fund surplus was \$5,302.

Project/Reserve Fund income of \$37,720 primarily reflects \$73,630 in member assessments. Year to date project/reserve spending was \$5,946 and was comprised of Wildfire Mitigation costs associated with updating the Stagecoach Area Community Wildfire Protection Plan as well as \$2,624 in legal costs associated with water and common area issues.



Restricted Fund income for this period was \$39 which was the interest earned on funds held. There has been \$1,441 spent on legal work associated with enabling use of the Morningside/South Shore Restricted Road funds for other infrastructure projects in these subdivisions.

Accounts Receivable – Collections: Accounts Receivable as of March 31 was \$63,593. As of May 14, 2018, the A/R was \$54,990.

2018 Foreclosure Actions: At the February 17, 2018 BOD meeting, the Board reviewed the list of properties significantly delinquent in paying their annual assessments. Matt Kaufmann gave an update on his research into the fair market value of Lot 3 Meadowgreen so that the Board could make a decision on whether to start the foreclosure process due to the owner's failure to pay annual assessments.


MOTION: John Troka made a Motion to foreclose the Association's assessment lien against the property of Jeff Keller, owner of Lot 3 in Meadowgreen and therefore to direct the Law Office of Sarah D. Claassen P. C. to commence suit against Jeff Keller, seeking judgement and a decree of foreclosure; to authorize Claassen to submit the decree of foreclosure, when and if received with the Routt County Sherriff's Office to proceed to foreclosure sale. Matt Kauffman seconded the motion. The motion passed without dissent.

Proposal to Change Banking Relationship:

MOTION: John Troka made a Motion to change The Stagecoach Property Owners Association banking relationship from Vectra Bank to Yampa Valley Bank and to establish the same three accounts SPOA has today with similar restrictions, thereby, transferring all funds into new Checking, Money Market and Restricted Fund Accounts for Operational and Reserve Funds of the Association and to authorize the SPOA President and SPOA Treasurer, as well as the Senior Director of Accounting, VP of Accounting and President or VP of Steamboat Association Management to be signers on the account. Vicky Weber seconded the Motion. The motion passed without dissent.

Old Business Continued:

Donation of lots to SPOA by current members: The Manager has been contacted by some individuals asking about donating their lot to SPOA, with the main goal of being able to add these lots to SPOA common area. There is an issue in that, in order to add a donated lot into



the overall common area of SPOA, it would change the total number of lots and therefore would need 67% of the ownership to approve the change. The Association can accept the lots if it is willing to forego future assessments on the lots owned and pay the annual property taxes. No further action taken at this time.

Morningside/South Shore Road Settlement Agreement: At the November 18, 2017 meeting, the Board agreed to retain legal counsel to petition the District Court to modify the terms of the original Morningside/South Shore road settlement agreement. Specifically, the Board is seeking Court approval to allow use of the restricted road funds for other infrastructure projects within these two subdivisions. The petition has been filed and currently we are in a comment/response period where involved parties, including Routt County, can respond to our motion before the case is reviewed by the Court.


South Shore Electrical Project: Subsequent to the February 17, 2018 Board Meeting, the adopted Board Resolution and Ballot regarding the South Shore Electrification Project and Special Assessment has been sent out to the following 13 impacted lots, in the South Shore at Stagecoach Subdivision: Lots 139-142, 166-171 and multi-family Lots 20, 33 and 34. Of the 13 lots the Manager has received votes from owners representing 8 lots. As of the meeting, there are 7 votes in favor of the project and associated special assessment and 1 vote against. Nine (9) votes are needed for the special assessment to pass.

Review of Bids for purchase of SPOA owned Lots: The Manager received several bids for Lot 95 in Overland and Lot 22 in South Station II that were acquired through foreclosure of the Association's liens for unpaid assessments. The Board felt that the offers were too low to help recover the costs associated with the foreclosures.

MOTION: John Troka made a motion to propose a counter offer to Mr. Douglass allowing him to acquire Lot 95 Overland for a purchase price of \$4,500 and the payment of any closing costs associated with transferring ownership of the lot. Rob Walker seconded the motion. The motion passed without dissent.

MOTION: John Troka made a motion to propose a counter offer to Mr. Bernard allowing him to acquire Lot 22 South Station II for a purchase price of \$4,500 and the payment of any closing costs associated with transferring ownership of the lot. Rob Walker seconded the motion. The motion passed without dissent.

Covenant Amendments: The Board discussed preliminary drafts of the proposed covenant amendments in preparation of presenting final drafts for consideration and discussion at the



annual meeting. They reaffirmed the intention to move forward with proposals to amend the Association's covenants to: (1) allow up to 4 horses on consolidated lots of 5 acres or more, chickens and /or other animals with restrictions; and (2) to allow for the parking of one trailer of a recreational nature on an owner's property at the side or rear of the primary residence. All other trailers would need to be kept within an enclosed garage or auxiliary building. In addition to the amendments for animals and trailers, the Board discussed drafting an amendment to allow for the drilling of water wells to deal with the issue created by Morrison Creek's adoption of the new lot owner agreement for consolidated lots. John Troka will prepare the final drafts of the proposed covenant amendments for the annual meeting.

New Business:

Nominating Committee: There are three Board positions whose terms expire at the upcoming annual membership meeting. In addition, there is a vacant Board position with two of three years remaining on its term. At the current time there has been few interested owners identified to fill these positions. Board members and the community manager will continue to solicit owners to serve on the Board with a goal of identifying candidates to stand for election to fill the four board positions. The 2nd quarter newsletter will include a call for candidates.

Road Maintenance and Repair: There was discussion about what road projects to work on for 2018. Last summer the Manager had obtained bids for the grading and drainage work on Shay Way, however that was postponed due to the Board wanting to better understand the potential financial implications of the water well issue with the Colorado Department of Water Resources. The Manager was directed to obtain new bids on that project including appropriate ditching and grading on Shay down to Whiffle Tree. Manager was also directed to investigate chemical mowing possibilities and associated cost estimates. In 2016, the Board had several short roads/cul-de-sacs in Eagles Watch and Morningside that are not County maintained surveyed and engineering estimates prepared to bring them to county standards. The Board would like to continue pursuing the construction phase of these projects and directed the manager to seek construction cost estimates.

Executive Session:

MOTION: John Troka made a Motion to go into Executive Session pursuant to CRS 38-33.3-308(4) (f) to discuss matters pertaining to legal discussion. The Motion was seconded and approved unanimously. The Board went into Executive Session at 3:30 p.m.


The Executive Session was adjourned at 3:50 p.m.



No Motions were made from Executive Session

Next Board Meeting: The next Board meeting is scheduled for Saturday, July 21, 2018 immediately following the annual membership meeting at SOROCO High School in Oak Creek.

The Meeting was adjourned at 3:52 p.m.



STAGECOACH PROPERTY OWNERS ASSOCIATION
Meeting of the Board of Directors
SOROCO High School
July 21, 2018

Board Members Present: John Troka, John DiNicholas, Rob Walker, Vicki Weber, Matt Kaufmann, Kate Rachwitz, Kayleen Cohen and Scott Okerstrom

Board members not present: Tom Watts

John called the meeting to order at 11:45 p.m.

Officer Elections

There was discussion between Board members regarding serving as the elected officers of the Association.

Motion - John DiNicholas nominated John Troka for president. Kate Rachwitz seconded. The Motion passed without dissent.

Motion - John Troka nominated Rob Walker for Vice President. Kate Rachwitz seconded. The Motion passed without dissent.

Motion - Kate Rachwitz nominated Matt Kaufmann for Treasurer. Rob Walker seconded. The Motion passed without dissent.

Motion - Kate Rachwitz nominated Kayleen Cohen for Secretary. John Troka seconded. The Motion passed without dissent.

Next Board Meeting

John Troka presented a calendar for the next year outlining the required quarterly Board Meetings. The scheduled meetings for the next year are:

August 18, 2018


November 17, 2018

February 16, 2019

May 18, 2019

All Board of Directors meetings begin at 9:00 a.m. and will take place at the Resort Group Conference Room at 2150 Resort Drive Steamboat Springs, CO unless noticed.

The 2018 SPOA Annual Meeting is tentatively scheduled for July 20, 2019 with the location to be determined.



MOTION: John Troka made a Motion to accept the calendar as presented. Rob Walker seconded. The Motion passed without dissent.

MOTION: Rob Walker made a Motion to adjourn the meeting at 12:10 p.m. John DiNicholas seconded. The Motion passed without dissent.