



Express

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Fall 2012

Stagecoach Fuel Hazard Project Update

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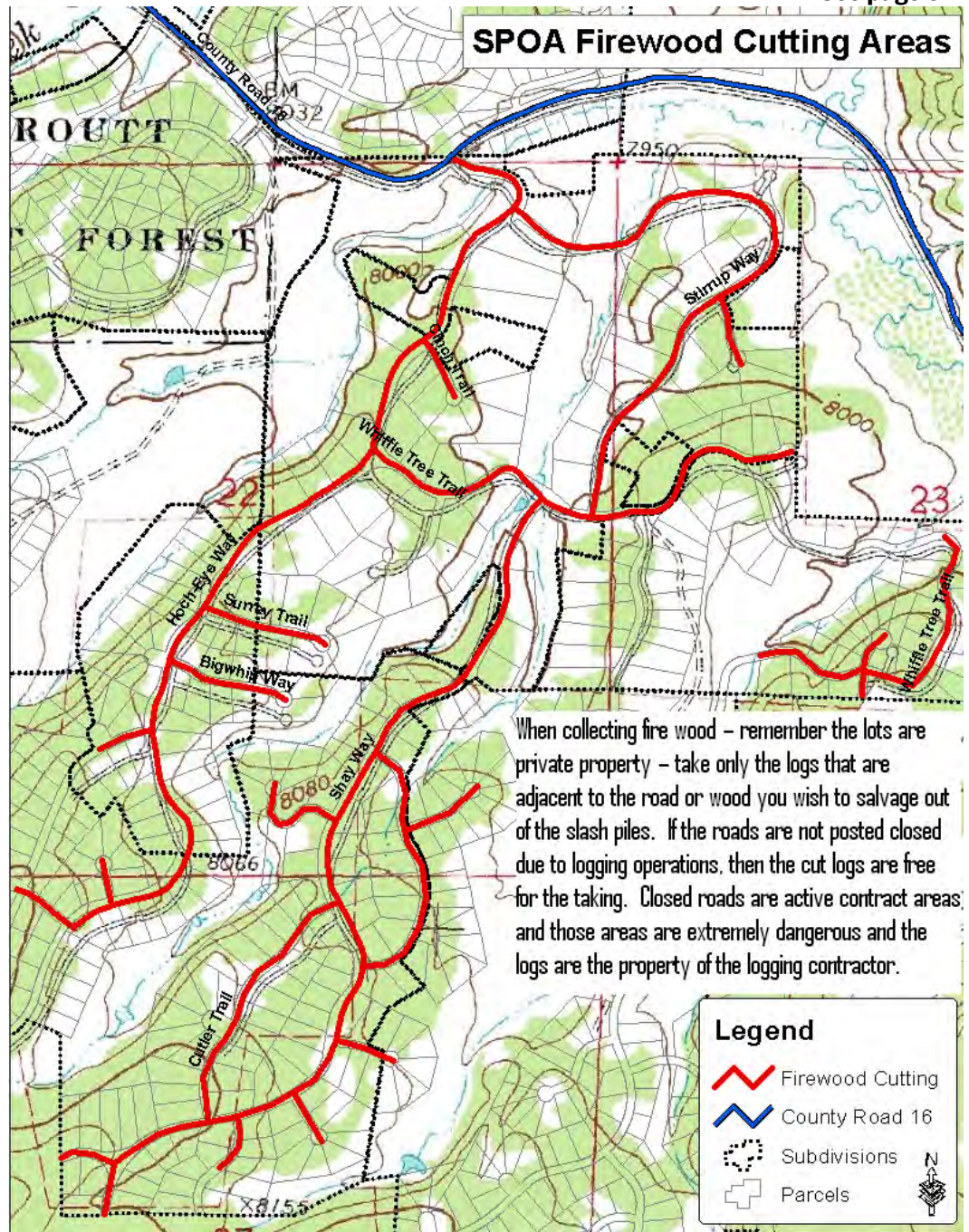
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Ann Holmes, Editor

Free Firewood Gathering Areas

See page 3...



When collecting fire wood – remember the lots are private property – take only the logs that are adjacent to the road or wood you wish to salvage out of the slash piles. If the roads are not posted closed due to logging operations, then the cut logs are free for the taking. Closed roads are active contract areas and those areas are extremely dangerous and the logs are the property of the logging contractor.

Manager's Notes

By Ken Burgess

Horseback Road Funds: There has been a request to release funds from the Horseback road reserve to upgrade Seneca Trail to obtain a building permit. This is the first request for release of those funds which stem from a 1983 lawsuit. The Board is studying appropriate ways to allocate those funds focusing on the issue of stimulating growth and serving the most lots.

Trash in Slash Burn Piles: There are hundreds of slash burn piles in the southern subdivisions. Please do not add trash. There have been some instances of metal and plastic from construction being dumped. Some limited burning has begun and will continue through the winter.

3% Dues Increase: The Board approved the 3% dues increase allowed annually by the Covenants. This will be in the invoices sent out next February 2013.

Water District News

The Morrison Creek Metropolitan Water and Sanitation District has successfully provided water and sewage treatment services for 40 years. Now the District is facing a serious threat to its revenue base and its ability to operate, to make needed infrastructure repairs, and to maintain its current level of service. Last year the District received $\frac{2}{3}$ of its revenue from property taxes and $\frac{1}{3}$ from service fees.

Because of the 58% decline in property value assessments (2008-2010), the District's revenue base has also declined. In a letter from the County Assessor, the District was warned of another substantial decrease in assessed property values for the 2013 - 2014 period. To determine the financial impact of this, the District hired a consultant to provide a professional opinion of what that decrease might be. The report indicated it would be an additional 55% in assessed property values.

The District needs the ability to pay for infrastructure repairs and maintenance now and into the future. Complicating the drastic drop in revenue, Colorado's Tabor Amendment dictates that once a governmental entity's base level of reduced revenue is fixed, only small annual increases – capped at 5.5% plus a small amount for new construction is allowed.

In the November 6 General Election, the District is asking for relief from this decreasing revenue situation by requesting approval of a mill levee cap increase that would allow the district to **maintain the present revenue levels**. This revenue is necessary to operate the District and particularly to address the urgent need to repair and replace the 40-year-old system and treatment plant. Without that approval, a significant increase in service fees will be needed to offset the loss of revenue.

It is important to understand that the Board is NOT asking for a tax increase. It is only requesting approval for a mill levee increase to maintain its current level of revenue.

Real Estate Corner

By Kerry Eaton

The following information has been compiled from the Steamboat Springs MLS.

Vacant Land

There were three vacant land sales during the third quarter of this year. There was one sale in Morningside at \$4,500, one sale in Meadowgreen at \$25,000 and one sale in Eagles Watch at \$27,500. Currently there are 115 lots on the market starting at \$3,900 up to \$499,000 (large parcels).

Condos and Townhomes

There were two sales and two that are currently pending the third quarter of this year.

Two Eagles Nest Townhomes sold; one for \$125,000 and the other for \$110,000. One was a private sale and the other was a short sale. Both sales that are pending are in Stagecoach Townhomes. Currently there are two Stagecoach Townhomes on the market one listed for \$75,000 and the other at \$95,000. One is being offered as a short sale and the other is privately owned.

Single Family Homes

There were two sales and three that are pending the third quarter of this year. One home in Meadowgreen sold for \$303,000 and the other in South Shore sold for \$575,000. The pending sales are in Horseback, Morningside and Red Hawk. One of the sales was bank owned and the other was a short sale. Currently there are 21 homes on the market starting at \$200,000 up to \$1,800,000. Of those 21, three are being offered as a short sale, two are bank owned and the remaining are private owners.

Every real estate market is "local" and the Stagecoach market is and continues to slowly improve. Properties that are bank owned and properties being sold as a short sale are still dominating the market but are selling quickly. The supply and demand has been slow to recover but steadily improving and in the past that suggests prices may be ready to follow.

Covenant Corner

All new structures, changes, and landscaping, including fences must be approved by the Architectural Review Committee before construction begins.

**Forms are found
on the website
www.stage-coach.com
or call 736-1036.**

Stagecoach Fuel Hazard Project Update

By Robert Skorkowsky

July rains brought the Yampa Valley a brief reprieve on the extreme fire danger that we had in the spring and early summer and this was just the break we needed to try and finish the fuel hazard reduction project. The Stagecoach Fuel Hazard Project is now in the eighth month of implementation and the end is in sight! The grant provided by the Colorado State Forest Service was for \$72,850 and has allowed us to cost share on the implementation of 155 acres of logging. We have completed logging on approximately 100 acres and the remaining 55 acres are mostly under contract and currently being implemented. I expect we will be done before the snows settle in.

The Oak Creek Fire Department Fuels Mitigation Crew has completed mitigation work in the Blackhorse I & II subdivisions and is now switching to burning slash piles and some clean-up work following the logging operations. These guys have been cutting trees in the road easement and in the lot easements to help improve access by emergency vehicles by removing fuels that, during a fire could make access impossible. The fuels crew has been working in the Stagecoach area since early this spring and will continue into winter. Having these guys in the area was critical last month when lightning sparked a fire in the Black Horse I area, which they quickly put out before it had a chance to spread.

Phase I of the mitigation project includes all of Sky Hitch I, II, III, IV and South Station I. These areas are accessed off Hockeye Way. The logging in the phase I area is largely complete, however we still have one contractor cutting in few remaining units. We have now cut approximately 80 acres of dead trees within this area and have approximately 5-10 acres left to cut. **We are now encouraging fire wood collection in the Phase I area.** The loggers have left a lot of de-limbed logs for firewood for the membership. Shay Way alone has enough firewood for every member in SPOA to have a year's supply. When collecting firewood – remember the lots are private property – take only the logs that are adjacent to the road or wood you wish to salvage out of the slash piles. If the roads are not posted closed due to logging operations, then the cut logs are free for the taking. Closed roads are active contract areas and those areas are extremely dangerous and the logs

are the property of the logging contractor.

Phase II will include approximately 50 acres in Blackhorse I and II subdivisions and of that approximately 25 acres has already been cut and removed. Blackhorse II logging is largely complete and I suspect that contract area will be closed out by the time you receive this newsletter. Once closed, these areas off of Colt Trail will be a good place to collect firewood. Please follow the advice outlined above for firewood collection. Black Horse I is currently in implementation and I expect the operations in Phase II to conclude by the end of September/early October.

Phase III is a smaller project in the Morningside subdivision and will be approximately 10-15 acres. This project area is under contract now and anticipated to be completed by end of October/early November. If you live in Morningside – please be patient with the logging contractors and use extreme caution when driving by the logging. Remember there are multiple entrances to Morningside, so use alternate routes when possible and give the contractors plenty of room to operate.

Additional grant funds are being requested to continue implementation in the Horse Back, High Cross, South Station II and Overland Subdivisions. We are waiting to hear back from the State Forest Service on if we will be able to receive more matching funds to help continue with implementation. Continued implementation will be discussed at the next meeting of the Board of Directors in October.

In all active logging areas: **Due to the safety hazards posed by logging operations, we are asking that property owners, except for local traffic, to stay out of the areas being logged.** Please keep in mind that the equipment operators may not be able to see or hear you – stay away from any active logging operations. If you need access please contact the SPOA general manager.



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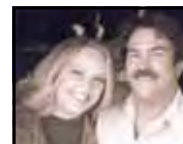
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President's Message

By Tom Watts

It was an interesting summer. In the end, the vote on the dues increase was not even close. The owners of 444 lots voted to increase the annual assessments and the owners of 728 lots voted against the assessment increase. The vote was notable because it was the first time anyone could remember that we had achieved a quorum on a vote relating to assessments. But because so many folks voted "no," it would have required a "yes" vote by the entire balance of the Association membership to meet the two-thirds approval requirement in the Covenants.

And that brings me to the subject of this essay: We need to amend the Covenants. Specifically, we need to amend the portion of the covenants that deals with special assessments. The discussion and the vote on the dues increase demonstrated very clearly that Stagecoach is not a homogeneous community. The needs and desires of the people who own lots in the south are different from the needs and desires of the people who own lots in the north. As past SPOA president Don Alperti noted at the June special meeting of members, the question is: "Why should I pay for someone else's roads?"

In previous Stagecoach Express articles and in proxy solicitation statements I attempted to convince the membership that all of us would benefit, in the long run, from infrastructure improvements made in the southern subdivisions. Obviously that argument was not successful. On the other hand, there are approximately 450 of our members who are willing to pay some additional dues in order to secure infrastructure improvements. That suggests to me that we must find a way to assess the cost of such improvements to the lot owners who will be directly affected.

Currently, our antiquated and unworkable Covenants require that special assessments be levied against all members equally. We tried that, and it doesn't work. So I propose that we amend the Covenants to allow special assessments to be levied against specifically identified groups of lots, on the condition that a large percentage of the owners of those lots agree to the levy. Road improvements would then be voted on by the owners of the lots fronting the road. SPOA would propose a special assessment to pay for the cost of constructing the improvements and, if a sufficient percentage of lot owners agree, would then organize the construction and assess each lot owner for his or her share. Special assessments could also be levied to cover the cost of needed repair or maintenance.

If such an amendment were adopted by the membership, it would likely result in a situation in which the owners of some lots at Stagecoach are paying more than the owners of other lots at Stagecoach. However, the owners who are paying more will have received a benefit which justifies the higher payment.

I have prepared a proposed amendment to the "special assessment" section of our Covenants. I expect the directors will discuss the proposed amendment at our meeting on Saturday, October 27, at the Stagecoach firehouse. The meeting starts at 9 a.m. and is open to any SPOA member. If you would like to participate in the discussion, please feel free to attend. And if you would like to obtain a copy of what I propose, please feel free to contact me at tomwatts@hawaii.rr.com and I will send you a copy.

If a majority of the directors reach agreement on the form of a proposed amendment, I expect we will then publish the proposed

amendment in the next edition of the Stagecoach Express and also publish it on the website, so that SPOA members can provide feedback and suggestions. Once we have a form of amendment that we are comfortable with, we will mail a copy of the proposed amendment to all SPOA members along with a ballot requesting that each member vote to either approve or reject the proposed amendment.

The current Stagecoach covenants contain a provision saying that they can be amended if 75% of all lot owners agree, in writing. I think that this provision would probably be interpreted to mean that the owners of 75% of the lots would have to agree, rather than 75% of all owners, since we have many owners who own multiple lots and other provisions of the Covenants make it clear that when we take a vote, we use the number of lots, rather than the number of owners, to calculate the necessary percentage approval. In addition, there is a Colorado law that may affect the percentage of lot ownership needed for approval. Over the next several months we will be studying the law so that by the time we are ready to mail the ballot we will be able to tell people exactly what level of approval is required.

In closing, I would like to repeat an argument that you have heard me make many times in the past: If we are going to improve [or even just maintain] the infrastructure at Stagecoach, we are going to have to do it ourselves. The County will not do it for us, and there is no one else willing to step up and take the risk.

The on-going logging project demonstrates that we have owners at Stagecoach who are knowledgeable and capable of managing large-scale projects. We have only to find a way of assessing our members that is fair and reasonable.

Next

Board of Directors Meeting

**Saturday, October 27, 2012
9 a.m.**

Stagecoach Fire Station

(all owners welcome)

Approved Minutes from July 28, 2012, Board Meeting

The Board of Directors met immediately after the Annual Meeting of the Members.

Present: Tom Watts, Tonja Elkins, Ken Jones, Ann Holmes, Art Fine, Dave Hackett, Skip Moyer, Robert Skorkowsky.

Also Present: Ken Burgess, General Manager, Josh Voorhis, former board member, and Frank Murphy, ARC.

Tonja Elkins called the meeting to order at 1:54 p.m. and opened nominations for President.

Officer Elections

Robert Skorkowsky nominated Tom Watts to be reelected as President. Skip Moyer seconded the nomination. Dave Hackett moved to close the nominations. All in favor – **Tom reelected.**

Watts opened nominations for Vice President. Art Fine nominated Tonja Elkins, Ken Jones seconded. Nomination closed – **Elkins reelected.**

Moyer nominated Jones as Treasurer; nominations closed and **Jones elected** by declaration.

Moyer nominated Holmes as Secretary; nominations closed and **Holmes reelected** by declaration.

Database of membership.

Watts noted that we have emails for between 600 and 700 of our 2,300 members. We need someone to take responsibility for updating of the contact list. Tom will ask Mike Koponen to take on the task of assembling a master list of the members including addresses, phone numbers, emails, etc.

Covenants

Watts believes we can and must change the covenants. We need to analyze what we've just been through to understand the different interests. Almost all our YES votes regarding roads came from the southern subdivision. There may be a basis for a sharing arrangement regarding the road building project.

We need a 2/3s affirmative vote to change the covenants. That is 1500 YES votes. We can send out ballots that remain effective until we get 1,500 votes. Assuming we get a 2/3 vote, come up with the proper language, seek comments. Once we have the right language, we'll send it out, saying "we haven't heard from you" until we get 1500 YES's or 800 NO's.

The directors may assess certain areas as long as 2/3 vote is received. That is why we need the email addresses soon.

Watts asked Robert Skorkowsky to review the proxies appointing the board to vote "yes" on the dues increase to see if we can identify clusters of lot owners who might be interested in contributing to road building in the southern subdivisions. Dave Hackett objected to such review on the grounds that it would constitute an invasion of the privacy of the owners submitting the proxies.

Covenant Enforcement

Watts noted that we need a board member to step up and oversee the enforcement measures in the covenants. Burgess reviewed the current process of engaging the Rules Committee, providing proper notice and follow-up.

Jones queried the existence of a property management company that would go out and take care of this. Skorkowsky expressed concern about outsourcing because of current partial enforcement and the extensive history.

Watts suggested the following process: If no immediate resolution, Burgess would identify the violation to the board

member. If the Board member agrees the matter is taken to the Rules Committee. If the Committee finds that there is a violation it sets a time for cure. Burgess oversees the communication to the violating member, sets deadlines, level of fine as approved and coordinates subsequent hearings.

Skorkowsky queried the duties associated with the general manager and other paid parties and asked for a discussion of these roles. Moyer questioned the need for a Rules Committee.

Master Plan for Future

Moyer expressed the lack of sufficient forward vision. It seems we don't have a big vision. Watts pointed out that last October the Board authorized \$10,000 toward a County generated master plan. It is not within our control but rather a process that's run by the county. \$30K - \$40K is required. We need to find the funds, then plan the process, etc.

Voorhis indicated that the Town of Oak Creek had undergone the process; the multiple questions and processes took a long time. Burgess recalled the existing County Master Plan which was difficult to birth but now could be updated – so we are not starting from scratch.

Watts advised that developing a SPOA vision means meeting with the county planning commission and others to find out where we have to start to update the master plan. Fine felt that the plan is not that complicated. Watts stressed the need for the County to start the process again, and then we would provide our input. Late spring is probably the earliest we can do this.

Wright Request for Road Funds

Kim Wright wants to build in Horseback. The road to her lot has not been improved to county standards. The Road Reserve Fund formed in the 1980's has not been touched. The directors of SPOA have the authority, after giving notice to the Horseback property owners, to spend the money.

Wright is asking for \$14K for a cul-de-sac and roughly \$20K for the road based on input from her engineer Landmark. Skorkowsky suggested that if they kept going up the road to an intersection that would be adequate.

Watts indicated that we needed the Board's thinking but that we would not vote on it today. He also challenged the need for money for a cul-de-sac and asked Burgess to clarify this issue.

Burgess suggested that the choices the Board is faced with for distribution of the Road Fund Reserve are, (1) some pro-rata system, or (2) first come first serve. The board needs to think about those two issues. Questions were raised regarding the number of lots involved, stimulating near term building, setting precedence, the cost of construction, etc.

Watts will make a motion online. If there's a second, he will send out another email requesting a vote. Sometimes there's info back and forth online. Ann will record the votes for ratification at the next meeting.

Fiscal 2013 Budget

The next budget will be circulated by the Treasurer for approval in October.

Motion: by Ken Jones to increase the dues by 3% for fiscal 2013. Second by Dave Hackett. Vote split five for, three against. Dave Hackett voted against the motion. Ann Holmes voted against the motion. Robert Skorkowsky voted against the motion. Motion carries.

Approved Minutes of July Board Meeting (continued)

(Continued from page 5)

Motion: by Skorkowsky to approve \$2,500 from capital funds for additional administrative charges relative to logging. Motion carried by acclamation.

Skorkowsky requested that the items associated with Stetson's responsibilities be summarized and written down. Moyer requested that the Board look at the specific payouts, who payments are going to. Burgess offered to send out the budget track on a monthly basis.

Holmes requested a check register be sent out. The necessity of periodic Board review versus relying on the Treasurer only was discussed. Burgess agreed to send out the check register and budget track by email anticipating further discussion in October.

Watts brought up the issue of unpaid dues owing by Brian Brockbank. Since Brockbank transferred the title to his lots after accumulating the debt, collection would have to be made against Brockbank directly. After discussion it was decided to abandon collection efforts at this time.

Projects Recap

- Watts takes responsibility for drafting a document amending the covenants.
- Watts also drafting a logging agreement between homeowners, SPOA and the contractor.
- Mike Koponen will be asked to maintain the database.
- Skorkowski will analyze the dues increase vote.
- Dave Hackett will work on use and protection of the common lands.
- Elkins agrees to head the covenant enforcement efforts.
- Ann Holmes will head up the newsletter and help Mike Koponen.
- Skip Moyer and Dave Hackett are doing the SPOA strategic vision plan and the county master plan update.

Next Meeting

Next meeting set for October 27, 2012, at the Stagecoach Fire Station.

Watts adjourned the meeting at 3:37.

Approved Minutes of 2011 Annual Meeting

Editor's Note: Minutes are only published after they have been approved; these 2011 minutes were approved at the 2012 annual meeting in July.

The general membership of the Stagecoach Property Owners Association (SPOA) met on Saturday, July 30, 2011, at SOROCO Middle School, Oak Creek, Colorado, for their annual membership meeting.

Board Members present: President Sue Kimes, Vice President, Tom Watts, Treasurer Ken Jones, Secretary Ann Holmes, Tonja Elkins, Stephanie Fairchild, Amy Kopischke, Kimi Lehman, and Frank Murphy.

Also present: General Manager Ken Burgess, about 40-50 property owners and several guests including Tom Krabacher and Emily Dennis of Partners of Routt County, Stagecoach State Park Manager Craig Preston, Chief Chuck Wisecup of the Oak Creek Fire District and Mike Ratliff of the Van Pool program.

Sue Kimes called the meeting to order at 9:02 a.m., welcoming everyone to the annual meeting. She introduced the members of the SPOA Board of Directors, SPOA General Manager Ken Burgess, and all the guests that would be speaking later in the meeting.

President's Report

Sue thanked everyone for attending the meeting. She began by reviewing the genesis of the Nordic Trail over the past year. She encouraged people who didn't make it out on the trail last year to make sure that they do this year. Also she discussed the trail maintenance in terms of grooming. Sue mentioned the continuation of plans for the bus shelter, recycle center, and mailbox area at South Shore. Tom Watts would later discuss this in further detail. Sue then thanked the Stagecoach State Park for their continued support and encouraged everyone to continue to maintain and improve on the bi-lateral relationship between SPOA and the State Park.

Motion and Approval of 2010 Minutes

Motion: by Jerry Westbrook, second by Norm Sothan, all in favor to approve the minutes from last year's annual meeting on July 24, 2010.

Treasurer's Report

Treasurer Ken Jones offered a copy of the year to date financials. Ken began by saying he focuses on two main issues — to

manage assets and provide fraud protections for SPOA. Currently income is down by \$3K. Ken mentioned that SPOA's biggest source of income is lot dues and currently there are ~160 lot owners who have not paid their dues this year. Jim Funk, local realtor, advised the board that at a recent closing he attended he was informed that if a property goes into foreclosure, only 6 months' worth of back HOA dues could be collected. Ken thanked Jim for his input and would keep that in mind for the future. Ken then went on to discuss the fraud protection that SPOA has in place. He mentioned that the SPOA financials are available to anyone who would like them and that they are published on the Internet. He said that this makes for transparency regarding the finances. He also discussed that they have great internal controls, such as dual controls and bank treasury services to aid in fraud protection.

Presentations

State Park — Craig Preston has been the Stagecoach State Park Manager for 4 years. The Park Management Plan was approved and is on the park website. In the plan were road improvements, adjacent land owners, seasonal closure of trails, and the Friends of Stagecoach group. He discussed that Governor Hickenlooper combined the Parks and Recreation Division with the Department of Wildlife (DOW). The new division is called the Division of Parks and Wildlife. This change became effective 7/1/11, but the actual changes are not fully known. There is a transition team and the beginnings of a plan in the process as well that will hopefully be more solidified by 2/1/12. The hope is to cause more efficiency in the division and also hope to bring more funding to the division.

He informed the group that the Upper Yampa Water Conservancy District (UYWCD) is raising the water level of the lake. He encouraged people of the southern subdivisions to take advantage of the opportunities in the North. He also explained that the reason that only one of the boat ramps is open is because of the ANS (aquatic nuisance species) needs quality control to keep these species from being introduced to the lake.

Partners — Emily Dennis, a case manager, and Tom Krabacher the president of the Board of Directors of Partners of Routt County explained what Partners does. They are involved in Hayden,

Approved Minutes of 2011 Annual Meeting (continued)

(Continued from page 6)

Steamboat and South Routt. They are in need of more adult partners. There are many different ways to volunteer, become a mentor, volunteer at activities, become a board member and donate monies.

Van Pool — Mike Ratliff gave an update on the Van Pool program. They had received a 2 year grant from the Sierra Club. That grant is coming up for renewal. They are considering renewal and extending the grant to Stagecoach. It would be \$6 roundtrip and offer transportation for emergency circumstances.

South Shore Project — Tom Watts gave an update on the South Shore mailbox, recycle, bus turnaround/shelter project. They have secured a lease for 18,000 square feet from the UYWCD. The lease is for \$100 per year, \$50 to go to state park and \$50 to go to UYWCD, until the year 2028. Two thousand cubic yards of fill material are needed. They had a lead for free fill but that fell through. The budget that was approved was approved for the free fill, so they are back to the drawing board. The actual cost for the operating budget and where the funds will come from has yet to be determined as well as the recycle usage rules.

Friends of Stagecoach — Tonja Elkins with the Friends of Stagecoach group explained the new program. The Friends of Stagecoach idea came out of the last annual meeting and was started in 2010 and incorporated in 2011. Their mission statement is enhancing recreation, encouraging education, and promoting preservation. They have been doing concerts on the beach this summer. They are looking for a volunteer for fundraising and for the Board of Directors. Fundraising ideas are needed. They have thought about doing movies on the beach and a fishing derby. The money is going to be used to help with supporting the mission statement as well as expanding the ranger program. They will not have 501C status until 2012 due to the application process. Visit the Colorado State Parks Website for Stagecoach and there is a link for the Friends of Stagecoach group.

Real Estate — Stephanie Fairchild gave a real estate update for SPOA. She said the residential single family home sales are up but prices are down. The median home price right now is \$225,000.00. Land prices and sales on the other hand are both down. She has more information if anyone would like it.

Logging — Ken Burgess, General Manager of SPOA, presented an update on the logging situation for the Stagecoach area. They have secured a grant for \$47,000 to log ~100 acres. The original thought was that it would cost \$400-\$500 per treed acre to clear. Now the updated estimate is that it will cost \$1,000 per treed acre. Much of this depends on the extent of clean-up that SPOA is looking to have in the logged areas, which has yet to be decided upon. They are aware of the concern over scaring on the landscape with the wet spring and summer we have had and heavy equipment moving on the wet ground. Ken made it clear that the logging companies are responsible for any road damage that may occur during logging. The county is also not getting involved with tree or road maintenance. Ken has also been looking into the burning of the woodpiles and permits needed. There is concern from the state regarding pollution control for such large burns. There is also a concern regarding exposing green trees to wind damage. Ken said that not logging postpones new forest growth.

Fire District — Chuck Wisecup followed up Ken's presentation with a little more information regarding logging and burn permits. He said that wildfires are more costly than logging in the long run. Also fire permits begin with him in his office and he can help navigate for the state permits as well. He also has a burn guide. Chuck wanted to let everyone know as well that because property

values have dropped, the income to the fire district has been decreased by about \$425,000, which will greatly affect the budget over the next 2+ years; depending more on volunteers. Also regarding volunteers Steve Strickler wanted to let the members of the meeting know about a new volunteer group known as Fire Corp. It isn't just for firefighters. It is a group of volunteers to assist the fire department performing traffic control, safety, education; all jobs sets are needed. Pick up applications at the fire department.

(15 Minute Break called at 10:15—Reconvened 10:30)

Nominations for Board of Directors

There are three seats on the Board of Directors that need to be filled. There are four candidates; nominations from the floor were to be taken but no nominations were made.

Kimi Lehman (incumbent) - Kimi has worked with the Stagecoach State Park for four years and would continue as the liaison between SPOA and the State Park.

Art Fine (Denver resident)-Art used to be a board member of SPOA and was also the attorney for SPOA at one point. His biggest concern is the northern subdivisions getting improvements and the southern subdivisions none.

Robert Skorkowsky (Oak Creek Resident)-Robert owns property in the south end. He has been in Yampa Valley since 1992 and owned in Stagecoach since 2000. He works for the forest service. He has a special interest in the logging projects, as well as seeing more improvements in the south end.

Bruce Thompson (Steamboat Resident) - Bruce owns property and is upset about not being able to build on his land. He would like to work on developing undeveloped areas.

Motions from the floor

No motions from the floor were made.

(Lunch from 11:01 to 12:01)

Distribution of voting documents, voting and collection of votes was handled during lunch.

Motions from the floor again

A second call of motions from the floor was made immediately following lunch. No motions were made.

Announcement of winners for Board of Directors

Sue announced the winners of the election for the three Board of Directors seats. The winners are: Kimi Lehman, Art Fine, and Robert Skorkowsky.

All nominees were thanked and a big thank you went out to the services of those vacating their seats.

Manager's Report

Water District update — Ken Burgess updated the group on the Morrison Creek Water District. The water district has lost 45% of its appraised values. This means that they have lost \$75k-\$100k per year in tax revenue. They do have the ability to raise the mill levy. They are in a position of maintaining an aging system but no ability to build the capital reserve. Well # 8 needs to be replaced and that is a \$250K project. Currently there aren't going to be any increases in water rates. They are also looking into alternative water sources.

Local Improvement District (LID) Discussions — Ken said that over the years they have tried to put together an LID. It has not been successful. The main reason is because there are 400 residents and 2,000 absentee owners. He is willing to work toward an LID but there needs to be more community involvement.

Motion to Adjourn

Motion: by Mike Ratliff, second by Jack Caschette, all in favor to adjourn at 12:09 p.m.

Stagecoach Property Owners Association
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Stagecoach Trick or Treating

Sunday, October 28

3:00 p.m.



Show off your costume!

Meet at Coyote Park
Then take the Route...



Coyote Run Ct → Rock Point Trail
Ormeaga Way ← Red Hawk Village ↘



If you want your house to participate,
please turn your front lights on.