

STAGECOACH



EXPRESS

Serving Stagecoach Property Owners

Spring 1985

From the President:

Sometimes it's best to cover the past before discussing the present or future. When Woodmoor started Stagecoach in the early seventies, they sold blue sky such as roads, utilities and improvements, in addition to land. With the bankruptcy, all the blue sky was gone and the owners only had the land, and the Property Owners Association.

In 1975, a group of concerned owners reorganized the Stagecoach Property Owners Association. The primary concern at that time was to keep the Association active and inform the owners of the bankruptcy and other matters that were of concern to the owners. At that time, most of the owners were those who had purchased from Woodmoor, and had paid dearly for the blue sky along with the land. Since that time, I would guess while we still have over fifty percent of the original owners, the balance have either paid a discounted price for land only, or picked up the property on a tax sale. This has created quite an inequity in the amounts any one person may have paid to Woodmoor and another to the tax collector.

Today, the Association in addition to informing the owners of any activity at Stagecoach, has also started to try to plan some future development.

Within the past few years there has begun activity to build a reservoir at Stagecoach. While much has been accomplished on preliminary basis, no contracts have been signed to start construction. To help in the attempt to get the moneys from the state and federal agencies for construction, at our last July's annual meeting the members of the Association assessed each lot a ten dollar assessment per the Association by-laws. This assessment is to be placed into a special account for use once the reservoir becomes a reality. I should point out this is a real assessment, and if not paid, a lien can be placed on the property by the Association.

The Stagecoach Property Owners Association has a board of directors, totaling nine, each elected to a three year term and three members being elected each year at the annual meeting.

Having no paid employees the board functions on the free time of the members, and it's quite difficult to find the time to answer all the mail and questions submitted by the members. To try and reply to all questions, we have placed in the STAGECOACH EXPRESS, letters and replies to the editor. In this way we hope to answer most of the questions, as they tend to be on the same subjects.

Our next annual meeting will be JULY 20, 1985 at The Four Seasons in Steamboat. Our plans were to hold the meeting at the Sheraton but they decided early this year to close for the summer. Additional details as to the meeting will be found in the EXPRESS.

Signed:
Norman G. Dunn, Jr.

Ed. Note: For location of Four Seasons meeting site see map on page 1 and page 8 of this issue.

STAGECOACH EXPRESS

Volume 1 Number 2

Serving Stagecoach Property Owners

Spring 1985

Annual Meeting Announcement

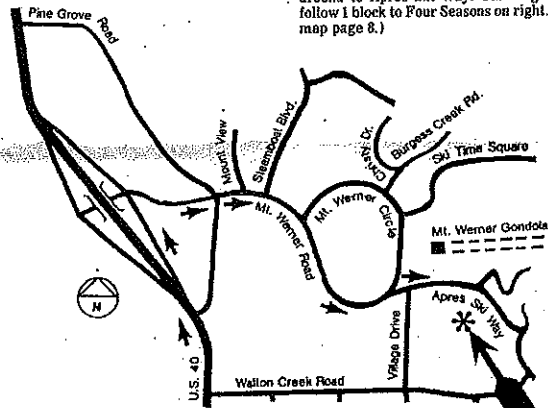
Once again, the meeting will be held in Steamboat Springs on July 20, 1985, at the Four Seasons. Unfortunately, the Sheraton will be closed for the summer. We urge you to try and make it to the meeting this year and see for yourself what is going on at Stagecoach, and have a wonderful time viewing the property and discussing your ideas or mutual frustrations with other fellow PO's!

Although we have no specific information

on accommodations in the area, your Annual Meeting Committee has negotiated a Stagecoach Special Rate at The Four Seasons as follows:

- 1 Bedroom Condo Suite @ \$55/night
- 2 Bedroom Condo Suite @ \$75/night
- Call Four Seasons now at 800-624-0919 (in Colorado) or 800-492-9446 (outside Colorado).

Directions to Four Seasons are easy: Turn off Hwy 40 onto Mount Werner Road. Follow around to Apres Ski Way. Turn right and follow 1 block to Four Seasons on right. (See map page 8.)



*Four Seasons

Suggested Travel Itinerary For The Annual Meeting

1. By Plane: Purchase low-cost 30-day advance airline ticket before June 17, arriving Denver July 19 or 20; Rocky Mountain Airways to Steamboat Springs.
2. Drive to Steamboat Springs via I-70 through Eisenhower Tunnel, to Silverthorne, Colorado 9 to Kremmling, to Steamboat Springs over Rabbit Ears Pass on U.S. 40.
3. Or, travel on Amtrak to Glenwood Springs, and drive to Steamboat Springs.
4. Make reservations for July 19-21 in Steamboat Springs through Steamboat Springs Resort Association. Play golf, swim, or just relax; dine and walk around Friday night.
5. Tour property all day Saturday (or Sunday for late-comers), picnic at area, attend annual meeting at Four Seasons, stay for cocktails and meet new friends for dinner in town.
6. Sunday, tour property by car, bike, hiking, horseback or pogo stick. See the reservoir site for one of the last 2 years the Yampa River can still be seen wandering through the valley. Locate property and talk to other fellow PO's of future plans and ideas.
7. Take lots of pictures, get a suntan, and start sketching that dream house for architectural approval now.

Schedule For Annual Meeting

- July 19-21 Arrive Steamboat Springs. Bring camera, compass and curiosity.
- July 20 9-11 am PRE-REGISTRATION and ORIENTATION at Four Seasons
- 9-2 pm ON-SITE SUBDIVISION TOURS, beginning at entrance to Stagecoach off County Hwy. 14
- 11:30-2 pm PICNIC at Mountainair Cabin (Al and Wanda Saterdahl Hosts)
- 2-3:30 pm REGISTRATION at Four Seasons
- 3:30-5:50 pm GENERAL MEETING at Four Seasons
- 6-8 pm COCKTAIL PARTY at Four Seasons - cash bar
- 8:00 pm+ DINNER on your own
- July 21 9-2 pm ON-SITE SUBDIVISION TOURS, beginning at entrance to Stagecoach off County Hwy. 14

Goings-on around Steamboat

July 20-21 6 am-9 am Hot Air Balloon Races off Mt. Werner Road

10 am-5 pm Art Fair (Art in the Park)

For more information, contact Claire Forbes, Herb Hollemon or Russ Dashow (see directory listing of phone numbers in this issue); or Steamboat Chamber Resort Association (303) 879-0680.

From The Board

FROM: The Board

Beginning with this second issue of the Stagecoach Express, the Stagecoach Property Owners' Association Board is expanding the scope and quality of information available to all property owners. We're doing this because we think there are some things you ought to know. The response to the first issue has been overwhelmingly positive.

We hope to bring you current developments on a quarterly basis, and review information not easily obtainable about all aspects of living in and around Stagecoach. Full information packages are available now at nominal cost to those seriously interested owners.

THIS IS MADE POSSIBLE ONLY BY DUES AND SPECIAL CHARGES for information relating to Stagecoach. The Stagecoach Express newsletter is FREE to all paid-up property owners, but costs may mandate that in the future this free publication be sent only to those who are current on payment of the \$30.00 annual dues, and assessments.

We are certain this quarterly newsletter will enhance your ability to keep abreast of

what is happening and to make sounder decisions about your property in the months and years to come.

For those who have not paid, we are sorry that this may be the last time you will be receiving the newsletter until your dues and special assessments are current. Whether you own one or many lots, we strongly urge you to send in that check today and get it behind you so you can become more knowledgeable on the facts surrounding your investment.

Again, we remind you the special "reservoir" assessment is \$10.00 per lot. Non-payment of this amount creates a lien on your lot. The annual dues are \$30.00 per owner (not per lot). Prompt payment of dues and assessments is essential if the Association is to function.

For 1985 dues and assessment, make check for \$30.00 (dues), plus \$10.00 per lot (assessment), payable to:

Stagecoach Property Owners' Assn.
P.O. Box 31740
Aurora, Colorado 80041

Please clearly mark your check with your subdivision and lot number(s).

So we may better plan for another successful and fun-filled meeting, please send us the following RSVP:

1. We plan to attend: Yes () No ()

2. Arrival date: _____

3. Accommodations at: _____

4. We plan to attend picnic and tour the property: Yes () No ()

Name _____

Address: _____

Subdivision/Lot #: _____

Please send this info at your earliest convenience to:
Stagecoach POA, Annual Meeting
P.O. Box 31740
Aurora, CO 80041

IMPORTANT ACTIVITIES - INDIRECTLY AFFECTING STAGECOACH

by
Al Saterdal

Stagecoach is affected by other major happenings in the Upper Yampa Valley. Developments important to the growth of this recreational area continue to show real progress, although there are some negative spots within the overall picture. The negative happenings can be attributed to a cyclic slowdown in the economy in part, but in addition, there is usually a factor involving bad planning and lack of adequate market studies. We'll attempt to keep you posted on all of the important events to help you make decisions that you need to make but we want to emphasize that our overall feeling is one of optimism.

Mt. Werner - Steamboat Ski Corporation

Ski activity for the 1984-85 season reached a new high of 870,000 skier days, up approximately 4% over the previous year. A new five-year plan has been announced calling for the spending of \$11,000,000. Major improvements will include a new high-speed gondola and a second base area.

By 1990, the Steamboat Ski Corporation will have spent \$30,000,000 in new and upgraded equipment. By the 1985-86 season total uphill capacity will be over 27,000 skiers per hour.

Air Transportation to

Colorado Ski Areas Extended

A new era has begun in Colorado ski areas with introduction of the BAC146 jet into Aspen by Rocky Mountain Airways. This plane has a 1400 nautical mile range and carries 93 to 110 passengers. For the first time it is possible for air travelers to reach a Colorado ski area from Chicago, Houston, Dallas and Los Angeles without changing planes in Denver or Grand Junction.

Of even greater significance, American Airlines is reported to be planning ski season non-stop daily flights from Chicago

and Dallas to Gunnison, Colorado, 28 miles from the Crested Butte ski area. In addition weekend flights will be scheduled from Houston and Los Angeles.

This reach into new market areas has not gone unnoticed in Routt County where the Yampa Valley Airport, 20 miles west of Steamboat Springs, has equal or better potential for a major jet port than does any other Colorado ski area.

At Yampa Valley Airport, Greg Isbill Associates have been retained since March, 1985, to update the master development plan with a new five-year plan and to prepare pre-application data for submittal to the FAA.

It is reported that improvements to the Yampa Valley Airport are a high priority objective of the Steamboat Ski Corporation. The cost to upgrade the Yampa Valley Airport to handle the BAC146, including instrument approach equipment and extension of the runway from 7,000 ft. to 10,000 ft., is reported to be in the neighborhood of \$5-6,000,000. Cost to improve this airport to handle longer range jets is estimated to be on the order of \$10,000,000. Very few ski areas in Colorado have this potential.

Recognition of Tourism as a Major Colorado Industry

In recognition that tourism is now the third ranking industry in Colorado the State has instigated a Colorado Board of Tourism and has increased the budget to support this industry from \$665,000 for the 1982-83 season to \$3,500,000 for the 1984-85 season. Two-thirds of the Colorado Budget is to promote summer tourism as opposed to one-third for winter promotion.

Attitudes have changed significantly in the past 10 years when the no-growth feelings caused the loss of the Winter Olympics. The current attitude seems to be 'go for growth, but make it good!'

Support for Colorado Water Projects

In recognition that Federal funding for Western water reclamation projects may be drying up, the Colorado Legislature is considering an increase in the State sales tax by 0.25 cents. This would raise \$60,000,000 annually for Colorado water projects. There is widespread concern that Colorado must build its own water projects if necessary if it is to prevent loss of its water to Arizona and California. It would seem that this sentiment is favorable for Stagecoach if such help is needed.

On the Negative Side

All is not roses in the Upper Yampa Valley. Here are some developments we'd like to see going better:

Sale of Ski Lifts from

Mountain at Stagecoach

The Stagecoach Ski Corporation, having been unable to find a bonafide purchaser of the Stagecoach Ski Area, has sold the main lift off the mountain. The purchaser, Silver Creek resort at Granby, also has an option to acquire the upper lift. What remains, however, is the very fine lift serving the beginner hill.

The Stagecoach Ski Corporation felt that the equipment was becoming antiquated in light of current safety requirements. Nevertheless, this is a strong psychological blow to many of us who hoped to see the

main lifts running again soon. The foundation and trails are relatively intact although there is some aspen growth on the slope which will eventually require cutting.

This action makes it all the more important to see that the Stagecoach Reservoir be constructed.

Sheraton Hotel Closes for the Summer

The Sheraton Hotel has elected to close for the summer citing lack of convent business and other summer use. The decision may have been triggered by financial problems plaguing the Sheraton's parent company, IT&T, which has announced several economy measures to increase profit. The Steamboat Ski Corporation has brought suit for \$10,000,000 against Sheraton citing an agreement by Sheraton to operate a facility as a first class hotel for no less than 25 years. The golf course will remain open and the hotel will reopen in November.

Eagle Ridge - Development in Default

Construction at the ambitious Eagle Ridge Condominium project — and possibly the associated Breckenridge golf course south of the main steamboat ski area — has been shut down. The developer claims that the action is due to contract disputes and that the project will be completed, but this problem has been going on for several months without apparent solution.

We Think You Ought To Know...

DIRECTORY OF STAGECOACH PROPERTY OWNERS BOARD OF DIRECTORS

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"...Welcome to Rocky Creek...we'll land as soon as they pave the runway"

DIGEST OF MINUTES OF PROPERTY OWNERS ASSOCIATION BOARD MEETING, FEBRUARY 12, 1985

By Russell N. Dashow,
Association Secretary

The Board of Directors met in regular quarterly session at the Holiday Inn (Sports Center) in Denver. Directors present were: Dunn, Dashow, Hollemon, Kanoldt, Snoden, Kauffman, Forbes. Also present: Art Fine, Association counsel. Absent were: Saterdal, Klotz. Guests present: Carol Green, Bob Barrows (Eagles Nest Townhouse Association Board members); Cliff Mueller (Sky Hitch property owner).

Treasurer's report by Forbes:
\$ 2,098.05 Cash on hand through 12/31/84
\$ 888.00 Dues received to date from 8% of Association
1,534.00 Assessments received to date
\$ 7,498.05 Total Cash on Hand
2,000.00 NOW Account
10,000.00 CD
\$19,498.05 Total Funds.

Committee Reports:

ARCHITECTURAL CONTROL'S Art Snoden reported no new building plans received to date. Eagles Nest boardmember Bob Barrows reported they will use the POA's new manual for guidelines in dealing with forbidden exterior features like TV antennae and coal boxes. Dashow suggested adding a local architect-planner to committee to aid in handling and approving future plans, proposals or variations from PO's.

RECREATIONAL USE COMMITTEE report by Snoden that Routt County National Forest Service has requested going through the Black Horse II subdivision and Bob Adams property along platted roads to access its property for future recreational use. Enforcement of campers along the dedicated roads may be a problem. However, roads will be maintained by Forest Service for benefit of PO's as well. Action and funding are 1-2 years off. The large map of groomed areas and trails will be ready by next meeting for use by PO's for cross-country skiing and hiking.

Legal Status: Attorney Art Fine reported on attempts to settle road issue with county. He has arranged an informal conference 2/13/85 with the Judge to discuss how money is to be spent in Horseback and Highcross subdivisions. Perhaps using narrower road beds than otherwise required would permit greater access for interested PO's.

Regarding suit against the county for loss of funds in South Shore and Morningside, a motion for summary judgment has been submitted to the court for consideration and possible hearing. Fine said timing on the response would be about a month. He estimated about 6 months total to resolve the matter.

Newsletter: Editor Dashow reported favorable initial response to first issue. He discussed plans for the next issue. It was thought 4 issues per year too costly. Discussion ensued on merits of low per-issue costs, and income from dues and information offerings covering 4 issues, in addition to great information value. Motion was made and approved to go ahead with the 2nd (Spring) issue to generate additional annual meeting interest and dues, with the remaining 2 issues in 1985 subject to formal approval at the July annual meeting in Steamboat. Also approved was a motion to update the mailing list for the forthcoming issue and for assessment notices due out from Fine's office as soon as possible.

Annual Meeting: Suggestions for place were either at The Ranch or Sheraton on July 19-21. Forbes suggested a committee to plan/coordinate social activities.

Long Range Planning Seminar Report: A rough draft was presented to all board members. Final update draft due by May board meeting and ready for publication by annual meeting. Copies would be available for sale at this meeting. Report presents phased plans vs. unphased plans for improvements in each subdivision. Facts of the report are quite accurate from past meetings, assumptions being fairly reasonable. Miscellaneous thoughts need to be sorted out. Conclusions may not be agreeable to all, but they are based on the facts. We may soon be thinking about in-

corporation, improvement districts, and emergency services as development proceeds.

Stagecoach Reservoir Status: Snoden reported a recent meeting between John Fletcher of the Upper Yampa Valley Conservancy District (UYVCD) and the Regional Planning Commission. A small generator on the dam will entice Yampa Valley Electric to bring in a line from Oak Creek at no-charge making it a sub-station. The environmental impact study for the generator will take 5 years, but this will not delay the original schedule. Fletcher got okay to build a 4-lane boulevard type road into the area, along the south side of the reservoir. Since a road over the dam would cost an extra \$750M, it was decided to make the northern road a limited access to dam, with pedestrian walkway across it. Erik Glanz from Morrison Creek Water & Sanitation District is fighting this proposal because it will add 6 extra miles to his water and sewer lines. As for funding, no problem for state money, but federal funding is in jeopardy under the Small Reclamation Land Act extension. Without federal support the whole project may go nowhere.

Need for Budget: Treasurer Forbes reported accounting breakdown of revenues and expenses in 1984 (missing from this report). She requested each committee submit estimate of what they will need for the coming year so that a budget can be established. PO's want to know where their money is going. We need to provide a NOW-type escrow account for the special assessment.

Committees with Budgets are:
Architectural Control
Newsletter
Legal
Board Meetings
Recreational Use Committee

Increased boardmember remuneration of \$75 was proposed by Forbes. Increased dues was proposed by Dunn. These will be discussed and voted on at next board meeting, with final okay at annual meeting in July.

Bob Barrows reported on the first formal meeting of the Eagles Nest Townhouse Association. Board members are: Carol Green (President), Dagmar Downs (Secretary-Treasurer), Bob Barrows, Rich Sent, Gary Guinn. This is a fairly active and talented group with the willingness to get involved in things. Architectural Control and Reservoir project were discussed at initial meeting. Dunn suggested input of ideas from Townhouse Association in the Newsletter.

Report on unused TV equipment at Steamboat Lake suggested brought to mountain above Stagecoach where KFMU antennae located, so as to provide service to whole area. Needs group support. Motion made to send letter to county commissioners in favor of idea on behalf of POA.

It was suggested that all board members be current in dues and assessments by the next meeting.

It was suggested that the member of Morrison Creek Water & Sanitation Board be elected to our board, or that one of our members be elected to Morrison's board. Next Meeting: Monday, May 13, 1985, in Denver, at the Holiday Inn (Sports Center) at 7:30 p.m.

There being no further business to come before the meeting, it was adjourned upon motion duly seconded.

ROAD CONSTRUCTION UPDATE

Routt County has agreed to use the letter of credit funds it holds for the Horseback subdivision for construction of the roads in that subdivision. Upon court approval, bids for the work will be solicited in June. We hope that construction of the Horseback roads will be completed before the snow flies.

The question of roads in South Shore and Morningside is still before the Routt County District Court. Representatives of the County and the lot owners have been meeting in a serious effort to negotiate a settlement. No agreement has been reached yet, however.

Art Fine

Results of Survey on Property Owners' Issues and Attitudes

- Number of Respondents: 125 (9.5%)
- Current ('83) Taxes Paid?:
Yes 124 (99%)
No 1 (1%)
- Current ('84) Dues Paid?:
Why Not? Just Notified
Yes 101 (82%)
No 22 (18%)
Why Not? Intend to Sell.
Lot Too Remote.
Remiss.
New Owner.
- What are Present Plans?:
Hold 104 (72%)
Buy 2 (1%)
Sell 21 (14%)
Build 18 (13%)
Other Not Sure.
Do Not Intend to Build.
Afraid to Build, Questionable Investment.
Will Build When Road Comes Through.
Will Give to Our Daughter.
- If Plans to Build, Best Estimate When:
'86 2 (7%)
'87 6 (21%)
'88 14 (46%)
'90-'92 2 (7%)
No Estimate 5 (17%)
- Which of the following conditions are needed for owner to consider building within next two years:
Roads to Lot 73
Sewer 67
Water 78
Electricity 79
Telephone 44
- Does owner favor creation of an IMPROVEMENT DISTRICT in own subdivision to assess everyone equitably?
Yes No Why Not?
For Roads 73 18 No Plans to Build;
For Sewer & Water 73 19 No Activity in Area
For Utilities 76 20 Tap Fees Already Paid; Too Costly
Already Installed and Paid For
- Would owner share costs of re-surveying property lines with nearest neighbors?
Yes 61
No 33
Not Sure 7
- Comments:
a. I am holding property to sell without loss, after providing necessary costs.
b. I would like to know more about present status of ski area, very important to development of my property.
c. I need to see feasibility plans before investing any money on further development.
d. Why is a re-survey necessary?
e. Taxes are 4-5% of land value — a poor value — and I question validity of rates.
f. I don't know what an "Improvement District" is, nor what its impact would be.
g. Without an Improvement District, it is impractical to build.
h. What development activity is happening near my lot?
i. Do building codes allow for earth homes?
j. I can do without everything but roads.
k. I'd pay money to see the Stagecoach Express come bi-monthly.
l. What are the prospects of full development in the area?
m. I don't know enough about what's going on to comment.
n. We are concerned about a huge assessment for all improvements if and when approved by owners.

DISCUSSION OF SURVEY

It is gratifying to see such immediate response to our annual survey; although not nearly enough people are involved, an interesting consensus can still be seen. Everyone has paid taxes, but not all have paid dues. Just as taxes go to the County for services, dues go to the Association for services (newsletter, information, attorney, etc.). Without them, the Association cannot function. There is an interesting correlation between those not paying their dues and those wanting to sell their land.

There is also sharply more interest than last year in building within the next three years. However, most property owners agree that utilities, water, sewer, roads (in that order) will be needed before they can begin the process.

Most property owners (except potential sellers and those in completed areas) favor creation of improvement districts to assess equally all subdivision owners the costs of putting in these unfinished amenities. In this way, the owner shares the costs of development in his immediate area, or risks losing the lot in a subsequent tax sale to someone who will step in and pay the required amount.

Also, there is still willingness of many property owners to share costs of re-surveying property lines in more remote areas, provided the costs are not excessive, and the survey is a meaningful part of the development process.

Lastly, the comments this year reflect a desire for more information such as the Board is providing through the Stagecoach Express, which will lead the motivated property owner to a more intelligent decision on the future disposition of his land.

Russell N. Dashow,
Editor

LONG RANGE PLANNING SEMINAR REPORT

The results of the Seminar held in Steamboat Springs on August 11-12, 1984 are available in report form. They may be obtained at the Annual Meeting, or by mailorder to Editor, c/o EXPRESS. To partially defray the costs, PO's should enclose check for \$5, payable to Stagecoach Property Owners Assoc., clearly requesting SEMINAR REPORT and provide a return address. The following is a digest of the CONCLUSIONS & RECOMMENDATIONS of the report.

CONCLUSIONS

Considering its choice location within the State of Colorado, its interested property owners, the well thought-out original Master Plan, the existing and planned amenities, the stringent covenants and architectural controls, there remains no doubt but that Stagecoach will result in a first class multi-seasonal residential-recreational development.

The Stagecoach area will eventually be populated by over 35,000 people — far beyond the foreseen population of its 'caretaker' — Oak Creek. Definitive planning for incorporation of Stagecoach into a Village/Town should be initiated immediately.

With the initiation of construction of the Stagecoach Dam the interest in building of single family homes and multi-family units will heighten. However, because of lack of an approved road network and almost total lack of utility expansion, future development will be stymied.

A roadway system acceptable to Routt County is essential to provide basic service to home owners. Such an improved roadway network is prohibitively expensive to the average property owner. Improvement Districts at the Subdivision level could accomplish these improvements at an acceptable fee over a period of time. See Attachments 6 & 7.

Sewer and water services are unavailable to the major portion of Stagecoach at this time. These required services will only be available when Morrison Creek Water & Sanitation District becomes solvent. An alternative, but complex solution, would be establishment of another utilities district. The County rules and regulations relative to alternate service — i.e. individual water wells and sewerage holding tanks are prohibitively expensive to the average land owner.

Adequate electric power to the majority of the Stagecoach area is unavailable at this time. Power can be made available at great cost. When main line power is extended to the Stagecoach Dam site from Oak Creek the costs to Stagecoach developers will be appreciably reduced. This can be further reduced by good planning which incorporates sequential development of the subdivisions — i.e. — Meadowgreen and South Station first and on up the valley with South Station and Sky Hitch areas being phased in last. Here the establishment of Improvement Districts will ease the financial burden. See Attachments 6 & 7.

Adequate telephone lines are available for some immediate development. However the costs in some areas would be prohibitive unless sequentially planned. See Attachments 6 & 7.

Fire, ambulance and police security services are now provided by Routt County and Oak Creek. Schooling is provided through Oak Creek. As Stagecoach grows, the requirements for these services will increase. Now is the time to plan for these services. The Stagecoach Property Owners Association should review 'Common land areas' for proposed sites.

As Stagecoach grows and the lake nears completion, the reopening of the Ski area and establishment of other amenities will be feasible. Consideration should be given to creation of a Recreation District to assure concurrent progress of these amenities.

Other than Architectural Review action the Stagecoach Property Owners Association has jurisdiction only over 'Common areas.' The Morrison Creek Water & Sanitation District, because of its bankrupt status is unable to expand or provide planning. As of this time there is no agency to plan and control actions within the Stagecoach area, or to provide interface between the Association, Water & Sanitation District and adjacent major property owners other than the Routt County Commissions and their agencies.

RECOMMENDATIONS

That the Stagecoach Property Owners Association continue and increase, where possible, its efforts to assure that the Stagecoach area, in its entirety, results in a first class multi-seasonal residential-recreational development at the earliest.

That close interface continue between the Association and The Upper Yampa Water Conservancy District to ascertain amenities and roadways to be developed as a result of the Stagecoach Dam project are in the best interests of the Stagecoach landowners.

That the Association in close liaison with Routt County and adjacent property owners develop a program for upgrading of all roadways within Stagecoach to County specifications. This must include the ground work for Improvement Districts to provide reasonable financial burdens for landowners.

That the Association work closely and in union with the Morrison Creek Water & Sanitation District to assist them in their financial problems and layout a feasible plan for extension of sewer and water services to all of the Stagecoach subdivisions. Such a plan should logically provide phasing of installations to ease the financial burden on landowners. Early action should be taken to place at least one member of the Stagecoach Board of Directors on the Board of Morrison Creek Water and Sanitation District — or vice versa.

That Association planning actions be in coordination with the Yampa Valley Electric Company to assure that they have sufficient lead-time to provide electrical power. Here again financing must be investigated.

That Mountain Bell be included in all planning action to assure that they have lead time to provide telephone service as needed.

That the Association without delay, plan for the best use of the 'Common Areas' within Stagecoach. Such planning must include site selection for fire stations, schools, recreational facilities, etc. This planning must be in conjunction with adjacent major property owners, the Ski Corporation, the National Forest Service, the Upper Yampa Water Conservancy District and all other agencies. This planning must include feasibility of establishing a Recreational District.

That the Association continue in its efforts in assuring Architectural Controls throughout the area and enforcing environmental controls on 'Common Land.'

That the Association immediately join with The Morrison Creek Water & Sanitation District and adjacent major property owner to determine who is responsible for Planning and Control of the overall Stagecoach area. Such agency — new or existent must without delay provide the land owners with a workable long range development plan to include guide lines for forming a Recreational District and subdivision Improvement District. The Planning/Control agency must also layout a time table for incorporation into a Village/Town and follow-on annexation.

That the Association Board of Directors meet annually in planning session to refine and expand this Feasibility Study/Plan.

STAGECOACH RESERVOIR NEEDS YOUR HELP

The most critical factor at this time for the construction of the Stagecoach Reservoir is the need for supplemental funding from the U.S. Bureau of Reclamation. Such funding will require an increase in the authorization for the Small Reclamation Projects Act, originally established in 1956, and currently out of funds. Such an increase has been proposed in HR 2025 which would authorize an additional \$600,000,000 in total for use over many years. After passage of the authorization Bill, each project such as Stagecoach would have to be evaluated and approved separately by Congress. This Bill is currently under consideration in the Subcommittee on Water and Power Resources of the Interior and Insular Affairs Committee. Rep. George Miller (D-Calif) is chairman of the Subcommittee. Hearing is tentatively scheduled for June of 1985.

Unless HR 2025 or similar legislation is passed it will not be possible for Congress to even consider funding for projects such as the Stagecoach Reservoir through the Small Reclamation Projects Act — no matter how justifiable the project.

We need your help. HR 2025 needs Congressional sponsors. You can help by calling or writing your representative in Washington to urge his or her support for this Bill. Some of the pertinent facts regarding the need for this Bill — so that worthwhile projects such as the Stagecoach Reservoir can be considered for financial assistance in future years — are as follows:

- HR 2025 is not a blank check for spending on reclamation projects. Each project must be separately approved based on its merits.

- Most of the money authorized will be allocated as loans with only about 3% authorized for grants for public recreation purposes.

- At Stagecoach the Upper Yampa Water Conservancy District, a local governmental unit, has requested funding assistance in the amount of \$3,000,000 in the form of a grant and a loan. The loan will be paid back with interest of approximately 11%. The grant portion of the funding will be only for the public recreation aspect of the project.

- The development of a water storage reservoir at Stagecoach by the Upper Yampa District has been encouraged by the Colorado legislature which has agreed to provide \$6,000,000 in the form of a long-term, low interest rate loan.

- The voters of the Upper Yampa District have approved \$15,000,000 of debt to fund the reservoir, to be repaid in part by an authorized mill levy on property in the District. This support was stimulated by a recognition of the great need for summer activities to complement the winter ski activity.

- The property owners adjacent to the Stagecoach Reservoir are all making contributions of land or cash or both in order to support construction of the Stagecoach Reservoir.

- The Upper Yampa Conservancy District has already expended nearly \$600,000 in bringing the Stagecoach Reservoir project to its present level of feasibility. If the funding is not finalized this money will have been wasted.

- Sale of water storage rights have been negotiated to industrial, municipal and agricultural users, which funds will be used to repay the needed loans.

WHAT YOU CAN DO:

The most effective plan of action to influence members of Congress is as follows:

1. Write to your Congressman or Congresswoman identifying the Bill and requesting their support.
2. Briefly state the reasons for your request (see facts outlined in this article).
3. Ask for a response from the Congressman or Congresswoman.
4. Ask for information on critical timing of hearings and votes.
5. Ask for names of key Congressmen who may also be contacted.
6. Follow up by phone calls to the Congressman's office (local or Washington) shortly before key hearings and votes.
7. Find out the name of the congressional staff assistant who is in charge of keeping up on this particular bill. This person may be your best contact.
8. Keep the Stagecoach Express posted on your letters and replies.

WHERE DO ALL THE \$\$'S GO?

So many of our Stagecoach Property Owners. Association members have given the Board a pat on the back for the work and interest the Board has taken in the development of our property; and we thank you for that; but they also have inquired as to the disbursement of our funds.

Perhaps many dues-paying members do not realize that the \$30 a year per lot owner is our only source of income other than a \$3,500 per year grazing lease. We also have interest on a \$10,000 CD and another \$2,000 CD.

We would like to point out that we do not have 1,725 lot owners per se, since some own a block of lots, and many own more than one lot. Therefore, this cuts down considerably on the income from dues since we only ask \$30 per owner no matter how many lots they own.

As we go to press we have 380 people who have sent in either dues or assessments of \$10. The assessment money is being put into an escrow account separate from our membership account. It will be one that will yield the highest interest at time of deposit. This will be held exclusively for recreation at the proposed lake.

To break down generally where the \$\$'s are going:

Board meetings, legal fees, planning meetings, insurance, bonding, printing, supplies, mailing, postage, long-range planning committees.

The latter item has been very important to the future development of the Stagecoach area.

The Board did a great deal of research to find what was needed in the long-range planning. They then made dozens of contact to various professional people to assist the Board in this endeavor. Each person contacted gave a contract price for their consultation reports and were more than fair knowing we are a non-profit organization.

We truly have put many wheels turning to try and salvage, as one member so aptly stated "The Woodmoor Turkey."

So we urge all who have not sent in the dues to please do so. We cannot forge ahead without funding. The Board works many long hours without charge and we have accomplished a great deal in a short period of time. Things are at a point now where we will have to be calling on more professional folk to help guide us and this takes money.

Everyone needs to be supportive in this endeavor if it is to succeed.

Claire Forbe
Treasurer

Lake and Stream Guide

MILES

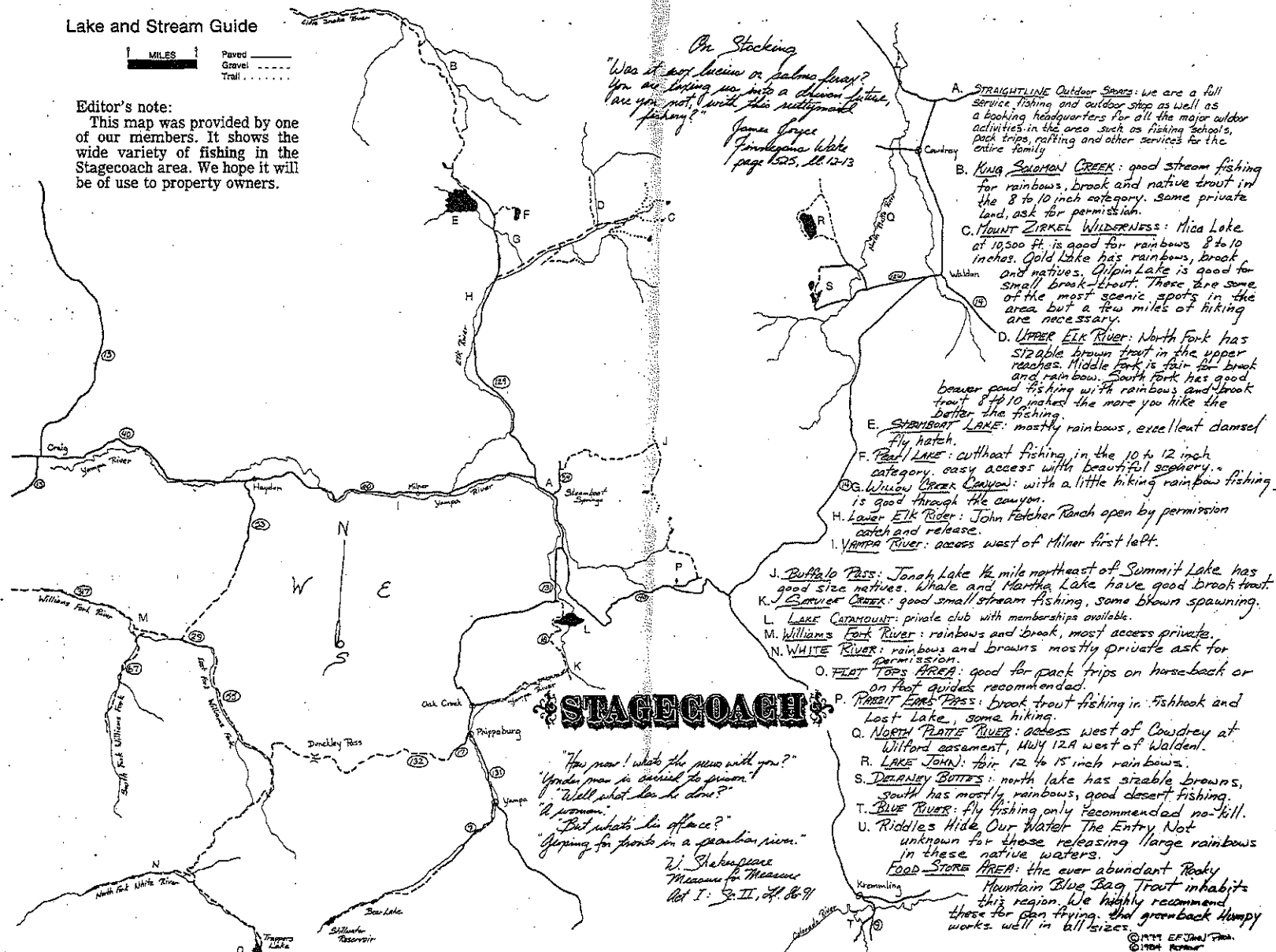
Paved

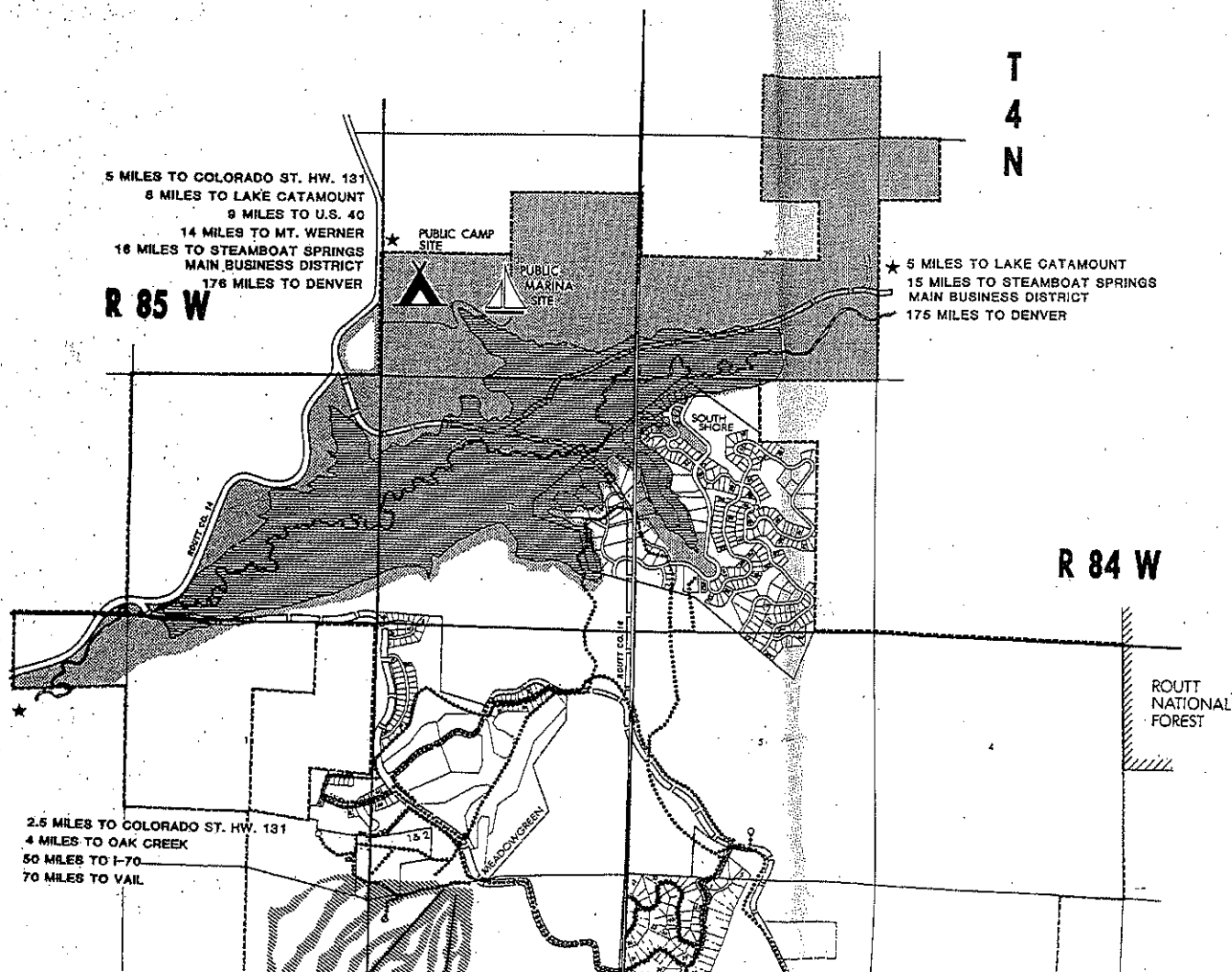
Gravel

Trail

Editor's note:

This map was provided by one of our members. It shows the wide variety of fishing in the Stagecoach area. We hope it will be of use to property owners.





T
3
N
R 85 W

DEVELOPMENT MAP

0 1 Mile

STAGECOACH

ROUTT CO.

COLORADO



- STAGECOACH PROJECT (Morrison Creek Water and Sanitation Dist.)
- Platted Subdivision, Exterior Boundary
- Private Property Boundary, Unplatted Land
- ROUTT National Forest Boundary
- Existing Roads ——— Black Top ——— Graveled
- Existing Trunk Sewer Line
- Existing Trunk Water Line
- Water Well
- Water Storage Tank
- Pumping Station
- Proposed STAGECOACH RESERVOIR
- Yampa River
- Existing Ski Trail
- Existing Ski Lift
- Public Access and Use (in Addition to Public Roads)

Editor's note:

This map is provided mainly to show water and sewer service available to the various subdivisions at Stagecoach. Refer to article by Erick Glanz in this issue.

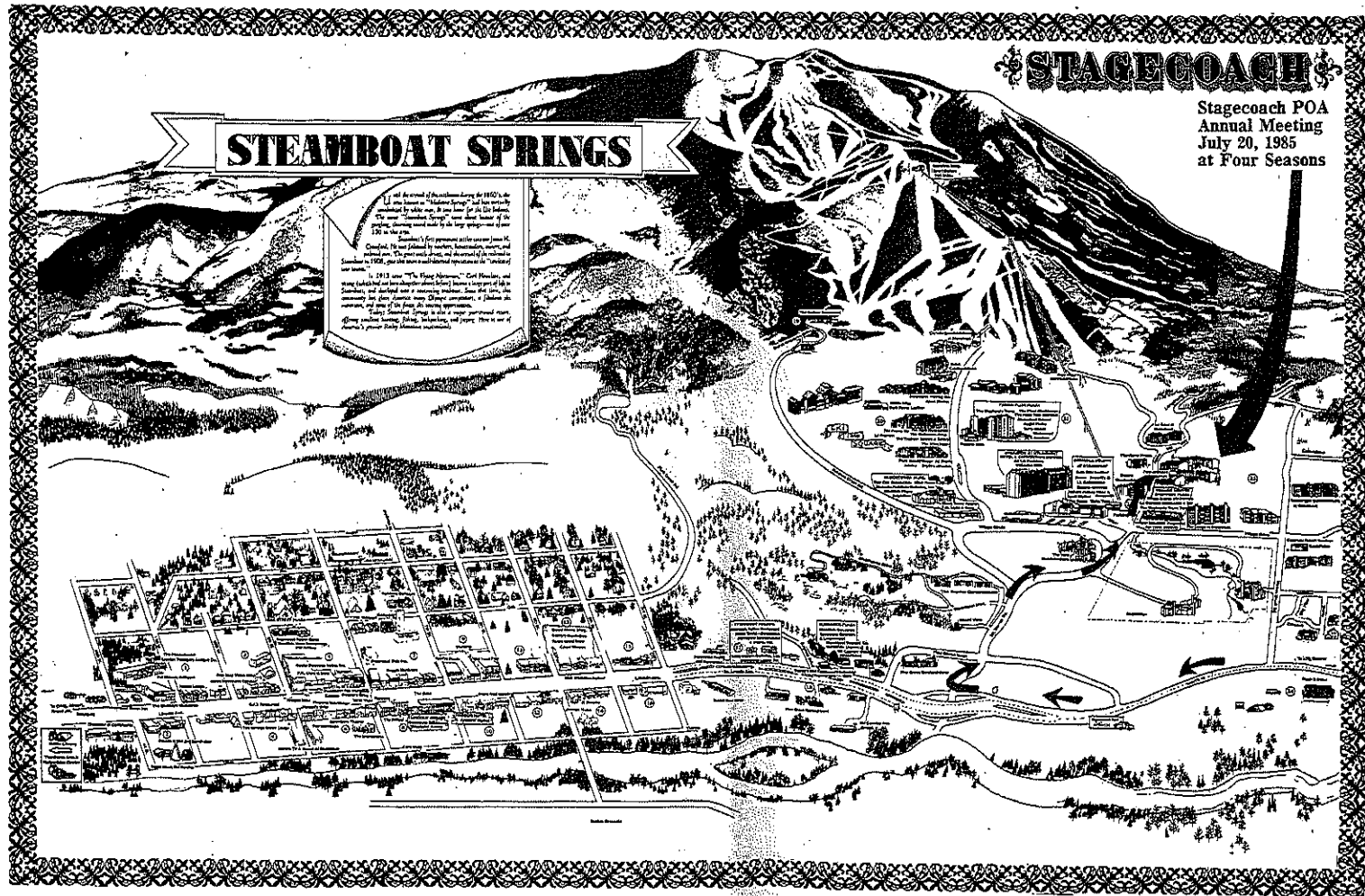
NATIONAL

FOREST

R 84 W

10 MILES TO LYNX PASS
13 MILES TO
COLORADO ST. HW. 134
40 MILES TO KREMMLING
150 MILES TO DENVER

T
3
N



HIGHLIGHTS FROM BOARD MEETING May 13, 1985, 7:30 pm Holiday Inn, Denver, CO.

Board members present were: Dunn, Dashow, Snoden, Saterdal, Hollomon, Kanoldt, Kauffman, and Forbes. Also present, Art Fine association attorney; Bob Barrows, Eagles Nest Townhouse Assn. Absent: Klotz.

Previous minutes approved.

TREASURER'S REPORT: Missing due to books being at auditor's.

It was agreed to open a high yielding one-year Money Market Account for the escrow reservoir assessments until needed for use in development of the Stagecoach Reservoir.

ARCHITECTURAL CONTROL COMMITTEE: Kauffman to check into suit brought by an individual against Kessel Co. Project I & II townhouse association for architectural breaches of covenants. Dashow to call Roxborough Park Architectural committee for advice. Snoden revising front page of manual. Eagles Nest Association to submit application for quick approval of small landscape equipment building going up this Spring.

RECREATIONAL USE COMMITTEE:

Saterdal suggested printing map of all existing water and sewer lines for the newsletter. Snoden reported Morrison Creek Water & Sanitation District won't know until May whether funding is sufficient to repair the Black Horse II water line this year.

LEGAL STATUS: Fine presented news on agreement in Horseback with the county on road money in this area. Hearing scheduled for June 11, owners in Horseback to be notified in time to agree or disagree with proposed settlement. Cost estimated to be lower than expected, to be presented to court for approval to get road built nearly to county specs by the end of the '85 building season. County to maintain road as-built with understanding that subsequent upgrading will be done at owners' expense through an improvement district set up by the county. The South Shore/Morningside settlement is still in negotiation stage.

NEWSLETTER: Discussion by Dashow of contents proposed for forthcoming Spring issue. Bulk rate permit to be sought for mailing.

LONG RANGE PLANNING SEMINAR

REPORT: Conclusions and recommendations were reviewed by board at this time, modified, and approved for publication. It was agreed to leave the present rough cost estimates as-is, but to revise them more accurately at the next annual seminar date in August to reflect more accurate road measurements, up-dated costs, etc. Eagles watch talking about an improvement district now to repair present roads in poor shape. Also, agreed to re-solicit electric and telephone company up-dates on costs and new means of providing service in certain areas. Approval to print up 200 copies for distribution at Annual Meeting and subsequent mailorder requests.

ANNUAL MEETING: Dunn reported on possible locations for Annual Meetings. Dashow suggested other possibilities. Dashow was assigned to make final arrangements for meeting space. Schedule of registration picnic and property tours to be organized and directed by Annual Meeting Committee consisting of Hollomon, Forbes, Saterdal, and Dashow. Notice to appear in newsletter.

BUDGET REVIEW: Dunn provided past annual figures for reference and asked all boardmembers provide a meaningful budget for their respective activities committees by the next meeting. It was generally agreed that increased remuneration for board members was not necessary or prudent at this time.

Bob Barrows of Eagles Nest Townhouse Assn. reported development of an Architectural Control Manual similar to ours. They will approve it at their annual meeting the 2nd weekend in July.

Al Saterdal will assemble a new slate of boardmembers to fill expiring terms of Dashow, Kanoldt, Forbes at annual meeting and also, to replace Klotz who is ailing and unable to continue service.

This fall, we will attempt to trade board members with Morrison Creek Water & Sanitation District for closer working relationship.

NEXT BOARD MEETING: August 17, 1985 in Steamboat Springs, Co. Next Long Range Planning Seminar: August 17-18, in Steamboat Springs.

Morrison Creek Metropolitan Water & Sanitation District is Alive and Well

Erick Glanz, Morrison Creek President

We were a separate entity from the Woodmoor Corporation, but nevertheless dependent upon the success of the Stagecoach Development. The District's ability to sell bonds to fund extension of water and sewer lines depended on Woodmoor's successful completion of Stagecoach.

Woodmoor went into bankruptcy and the District defaulted in payment of interest and principal on its 1972 and 1973 General Obligation Water and Sewer Bonds on November 1, 1976 and was unable to raise sufficient revenues to pay its past-due maturing indebtedness. Therefore, in order for the District to continue to operate, it was necessary to restructure its outstanding bonded indebtedness and its outstanding unsecured debt. The bankruptcy plan called for the District to raise \$935,750 in cash. The \$935,750 was to be raised as follows: Up to \$800,000 by the issuance and sale of 1978 Contribution Certificates; the balance by use of District funds on hand. The plan provided that holders of 1972 and 1973 G.O. Water and Sewer Bonds be required to

surrender all such bonds and to receive, at the election of each bondholder, either (a) a cash settlement of \$0.25 on the dollar of par of the bonds so surrendered, or (b) 1978 Limited G.O. Bonds in the same face amount as the bonds surrendered. The unsecured debt to NHPQ, in the face amount of \$190,000 was required to be liquidated as follows, either (a) a cash settlement of \$0.25 on the dollar (\$47,500), or (b) 1978 G.O. Bonds in the face amount of \$190,000. The payment of \$0.25 on the dollar or issuance of the 1978 Limited G.O. Bonds is intended to be in the full discharge and satisfaction of all indebtedness against the District. The 1978 Limited G.O. Bonds bear 7% interest commencing after November 1, 1981. After this date, the interest is payable annually, beginning on November 1, 1982. The payment of such interest is to be made out of the 1978 Limited G.O. Bond Mill Levy Reserve Fund. The district levies twenty (20) mills annually from 1981 until maturity or earlier redemption to pay the 7% contingent interest.

The District has relied, since its inception, upon its twenty (20) mills and services fees for its funding. The District has two full-time employees who insure that safe water is provided to our customers and that sewage is collected and treated in accordance with the regulations of the Colorado Department of Health. An enormous amount of time and money is spent maintaining our plant, sewer collection and water distribution systems. In many instances we are correcting problems which have existed since the original construction.

One of the factors inhibiting development in Stagecoach is availability of water and sewer service. Water and sewer is only available in Eagle Watch and portions of Meadowgreen subdivision. It has also been installed in Blackhorse II subdivision but is badly in need of repair. Outside of these subdivisions, water and sewer service is limited to individual wells and holding tank sewage collection.

Routt County Zoning Regulations require a minimum of five acres for an individual septic system. Many new high tech sewage systems have seemed impractical for Stagecoach and any such system must have the prior approval of the County Department of Health.

In order to obtain a building permit, one must first contact the Routt County Department of Health and enter into an agreement that insures that the builder has made suitable arrangements for sewage treatment. This could mean extending existing sewer lines at your own expense or arrange for pumping from a sealed vault system. Lot owners also could form their own improvement district and tax their own property to generate the funds necessary for the improvements. The solutions are not easy or inexpensive.

The Morrison Creek District with its new Manager, Steve Colby, are at your service and will do everything we can to help you with your questions. Just call us at 738-8250.

Editor's Note

This article on the Morrison Creek Water and Sanitation District is the first of several covering utilities that we plan to publish in the EXPRESS. It deals essentially with the legal and organizational problems. Eventually we hope to cover the status of all utilities on a subdivision by subdivision basis. In this issue we also refer you to a large map of Stagecoach showing major water and sewer service. Give us your specific questions and we'll try to answer them in the Letters to the Editor Section.

Stagecoach Property Owners Association Financial Statements Year Ending August 31, 1984

REVENUES:		
Dues & Rent	\$8,659	
Interest & Miscellaneous	\$1,487	\$10,326
EXPENDITURES:		
*Directors & meeting expenses	\$2,414	
Printing	\$1,985	
Mailing Cost	\$1,599	
Legal	\$3,768	
Insurance	\$ 277	
Audit	\$ 323	
Tax	\$ 40	
		\$10,358
Net Loss of the Period		\$ (32)

*Directors in-town are reimbursed for travel and administrative expenses in the total amount of \$50 for each board meeting.

Directors out-of-town are reimbursed for mileage, meals, & lodging while attending meetings.

All Directors pay for their own costs while attending the Annual Meeting.

Property Taxes Explained

ARTHUR L. FINE

In Colorado, real estate is taxed by the county in which it is located. The law works like this: the County Assessor establishes the actual value for every piece of property in the county. Under Colorado law, assessed value is 21% of actual value. The Board of County Commissioners, the governing body of the county, prior to each year sets a mill levy (dollars per thousand of assessed value) in an amount sufficient to raise sufficient revenue to meet the annual budget.

Taxes are collected for the preceding year. For example, the tax bills sent to lot owners early in 1985 were for 1984 taxes. Each owner must pay his taxes by April 30 (or in two installments, by February 28 and July 31).

If real estate taxes are not paid, a tax certificate is sold by the county at an auction sale in December of each year. The person who buys the certificate must pay at least the amount of the unpaid taxes. Interest runs on tax certificates at a rate equal to 9% above the federal reserve discount rate on the preceding September 1. Because of the favorable interest rate, tax certificates are an attractive investment to many people.

The property owner may pay off (re-

deem) the taxes at any time. But if they are not paid within three years after the tax sale, the person who holds the tax certificate may apply for a treasurer's deed. At this point, one last chance is given to the owner to pay the taxes and accrued interest. If he fails to do so, a treasurer's deed issues and the owner loses his property permanently — regardless of how much he paid for it, how much taxes were paid and for how long, and what mortgages or other liens are against the property.

The County Treasurer conducts his business on the basis of the last address the owner gives him. In many cases this address is long out of date. The Treasurer has no duty to search for owners before tax certificates are sold or treasurer's deeds are issued. So if you, or anyone you know, has not been receiving tax bills or paying taxes on Stagecoach lots, you run the risk of losing your property — permanently.

For information on your taxes call or write:

Dillon Rich
Routt County Treasurer
Box 770907
Steamboat Springs,
Colorado 80477
(303) 879-1732

INFORMATION DESK

Complete information is available to all property owners (PO's) for costs of printing and mailing. Send specific requests with check to: Editor, Stagecoach Express, P.O. Box 31740, Aurora, CO 80041. ALLOW 4 weeks for processing.

1. ARCHITECTURAL CONTROL MANUAL OF DESIGN PHILOSOPHY & BUILDING PROCEDURES Based on the recorded documents of covenants, conditions and restrictions of Routt County.

The manual simplifies the rigorous language into rules and regulations on dwelling size, building location, exterior surfaces, TV antennae, wells, fences, refuse, signs, animals, and so forth.

It also explains the procedures for obtaining Architectural Control Committee approval of proposed construction including documentation for submittal and forms requesting design approval.

13 pp. \$6.00

2. ROUTT COUNTY BUILDING DEPARTMENT REQUIREMENTS FOR HOMEOWNERS RESIDENTIAL CONSTRUCTION.

Steps are outlined in applying for and obtaining a building permit. Also, fees are explained and further guidelines are provided for obtaining permits for electrical, plumbing, mechanical work.

Also available is a special 7-step outline on how to obtain a building permit in areas of Stagecoach not presently served by central sewer and water.

6 pp. \$4.00

3. Also available are copies of **LOT OWNER AGREEMENTS** to submit to Routt County Building Department acknowledging present lack of county services in your area at time you wish to submit plans for approval. Application for permission to install well and sealed sanitary system is included.

10 pp. \$8.00

4. DEVELOPMENT OF STAGECOACH RESERVOIR & CHRONOLOGICAL DEVELOPMENT HISTORY OF STAGECOACH ROUTT COUNTY.

This report was compiled by Board member Al Saterdal of MountainAir Corp. based on 1982 publications in Colorado Ski Country USA. It is a very informative report covering such topics as tourism and ski industry in Colorado, impact on Denver and Routt County, growth trends, capital investment and other economic factors, projections, etc.

Also, report covers an historical review of the Stagecoach concept and chronological development of the area by Woodmoor and MountainAir, revealing facts and figures on all planned amenities (subdivisions, water and sewer systems, roads, electricity, etc.). Included is information on Woodmoor's bankruptcy and subsequent ski and lake area sales.

Current status through 1982 is reviewed on Reservoir funding, Ski area facilities, Morrison Creek Water and Sanitation District, and Routt County planning status.

24 pp. (incl. 2 maps, 2 drawings of Reservoir and Ski Area) \$21.00

5. MAPS OF STAGECOACH AND INDIVIDUAL SUBDIVISIONS are available as a package (\$5.00) or individually on request (\$1.00).

6. SOURCE LIST of names, addresses, phone numbers of POA Board members and Routt County officials will be available in the next quarterly issue for reference by anyone wishing to obtain his own information directly from the respective "horse's mouth."

7. POA Listing by SUBDIVISION of names and addresses of your nearest neighbors may be available in early 1985. (\$20.00 per Subdivision.)

Requests for further information on various topics relating to STAGECOACH should be directed to: Editor, Stagecoach Express, P.O. Box 31740, Aurora, CO 80041.

SEE YOU ALL AT THE ANNUAL MEETING

July 19-20-21

At

Four Seasons at Steamboat Springs

Fun and Information

for All

★ Picnic ★

★ Hot Air Balloons ★ Cocktail Party ★

★ Art Fair ★

LETTERS TO THE EDITOR

This section is reserved for letters from properly owners to provide a forum for current opinions, attitudes, and suggestions. It is meant to "clear the air" of misconceptions and rumors about Stagecoach and surrounding Routt County. It is also meant to act as a sounding board of the "silent majority" out there who are wondering what is happening, and just where we are going with this project. Space permitting, we will answer as many questions in this section as possible.

Address correspondence to: EDITOR, Stagecoach Express, P O Box 31740, Aurora, CO 80041.

To the Editor:

When Woodmoor went bankrupt, I thought it was the end of my dreams for a mountain home away from home. I'm happy to read this newsletter and find you are progressing in the reservoir development, keep up the good work. Let me know if I can help. Nancy Sharer, Denver, CO.

ED: Keep the dreams alive with your dues and participation in next board meeting.

To the Editor:

I joined your POA in April, 1984...until recently I haven't received any information regarding the association...your Stagecoach Express...is most interesting and informative. However, I would like to know the responsibilities of each of the board members, and also a copy of the SCPOA balance sheet. Enclosed is my \$30 dues for 1985 and would appreciate a return receipt.

Richard T. Merle, W. Chicago, IL

ED: Our mailing list is updated now thru January, 1985, and you are on it. To help us keep you informed, send any change of address c/o EXPRESS. Also, advise Treasurer's office as well for tax records. Regarding boardmember responsibilities, in this issue you will read about various members handling different assignments according to their own professional or personal talents. We plan to expand this by soliciting other PO talents as well in the future for special projects or new ideas. Thank you for your dues, but due to the very limited staff we (all on a voluntary basis) we cannot issue receipts at this time. A future cancelled check should suffice. A future computerized system is possible if approved by association, to be paid for out of increased dues of course!

To the Editor:

Out of curiosity, what do we get for the dues? Wrong notices of annual meeting, late reports...will this new publication correct this? This issue was good and deserves compliments.

Virginia Carter, Palm Springs, CA

ED: Right now you're getting a lot for your dues. See Claire Forbes' (Treasurer) article in this issue. We are trying harder to keep you abreast of coming dates and events and we hope forthcoming issues will accomplish this in a more timely manner. Providing your address is current and correct, we hope to cut the lag between publication and delivery date to less than 3 weeks...but you know the Post Office!

To the Editor:

This newspaper is the best idea since sliced bread.

M/M Paul Fuller, Aurora, CO

ED: Anyone for some jam?

To the Editor:

Enclosed find my check for dues and assessments for '84. I enjoyed the newsletter and am pleased the activity level is increasing. Is there any activity near my lot? (Blackhorse 1, Lot 2). What are plans for...utilities, roads, and amenities? Could the next issue address these issues for each subdivision? When is the next issue planned? Keep up the good work and I look forward to news of Stagecoach.

Larry Keller, Itasca, NY

ED: Thank you for the praise and timely payments. At present there is no new activity near your lot. However, your suggestion to update any new activity in each subdivision is a good one which we will consider reporting in future issues. As for plans, etc., you may refer to the article in this issue on results of the first Long Range Planning Seminar. That complete report should answer a lot of your questions. It will be available at the annual meeting or thru mail order this summer. We plan to issue 4 newsletters a year, pending formal approval at the annual meeting. (You may vote by proxy, if unable to attend). Stay tuned, and keep those cards and letters coming.

To the Editor:

Are the board meetings open?

Various PO's

ED: Yes, we invite any members of the association to attend. See the Events calendar for the time and place of next meeting.

To the Editor:

I would request making the dues form and survey form on an extra insert, or at least on a separate page with no information on the back side. I don't want to cut up the paper. This was a very informative issue. I hope it lasts!

Dudley C. Lancaster, Lakewood, CO

ED: We're sorry you were unable to make copies of these forms to send in to us. We are working on better organization of these forms, so we won't need an insert. Our printer says inserts are very expensive for some reason. Extra issues are available at \$3, should you wish copies.

To the Editor:

We think the Stagecoach Express is a very...timely publication. Thank you for keeping us informed.

Jean L. Hagg, Eugene, OR

ED: We aim to please, ma'am.

To the Editor:

I own lot 107 in Overland...as a member of the "silent majority" whose lots are located in the "backwoods," I have the following questions:

1. How far is my lot from the nearest existing road?
 2. How do improvements such as a reservoir benefit owners in Overland and other sections...so far away?
 3. How many lot owners pay dues to your homeowners association?
 4. If approximately 1800 lot owners own about 2000-3000 acres of land, who owns the remaining 9000 acres that made up the original Stagecoach development?
- William O'Neil, Frankfort, IL
- ED: 1. Your lot is approximately one and one-half miles from County Road 16. Herb Hollemon (board member) has a summer home one-quarter mile east of your lot. He depends on a four-wheel drive pickup for access but if the road is dry he can probably reach it with a passenger car. From the Hollemon house to your lot there is no road but the ground is fairly level and open. You can reach it with a four-wheel drive or on foot.

2. The reservoir is important to the entire Stagecoach area because it will stimulate the type of activity that will lead eventually to the development of the whole area. Construction next to the reservoir will happen first. This will improve the tax base for the water and sanitation district. It will hasten the retirement of the debt of the district and make it possible to expand the services needed for development throughout.

3. In 1985, through May 15, dues have been paid by 345 members and payments are still coming in.

4. Owners of large tracts of land at Stagecoach are as follows:

MountainAir Company	2000 acres
Colorado Ute Electric Assn	1600 acres
Adams Estate	1640 acres
Stagecoach Ski Corporation	1400 acres
Young Brothers Ranch	720 acres
7560 acres	

SALES AT STAGECOACH 1984

TOWNHOUSES

Date	Description	Purchasers	Price
1/5/84	Lot 11 Eagles Nest		\$48,000
1/5/85	Lot 23 Eagles Nest		\$45,000
2/9/84	Lot 24 Eagles Nest		\$45,000
2/24/84	Lot 17 Eagles Nest		\$46,000
3/1/84	Lot 15 Eagles Nest		\$47,000
2/9/84	Lot 24 Eagles Nest	Nahuls Ltd.	\$45,000
3/15/84	Lot 10 Eagles Nest	M & D Young	\$45,000
3/15/84	Lot 7 Eagles Nest	R Barrows & Cahal	\$45,000
4/5/84	Lot 28 Eagles Nest	A & D Trojan	\$47,000
4/5/84	Lot 31 Eagles Nest	S P Schmitz	\$47,000
5/24/84	Lot 32 Eagles Nest	J Meyers	\$47,000
5/24/84	Lot 29 Eagles Nest	Uller Gruppe	\$45,000
5/24/84	Lot 26 Eagles Nest	F & N Properties	\$47,000
5/24/84	Lot 9 Eagles Nest	R & M Kritzer	\$42,000
8/31/84	Lot 27 Eagles Nest	Ski Time Assoc.	\$45,000
8/7/84	23085 Schussmark Trail	Sect of Housing Dev	\$54,900
8/21/84	Lot 8 Eagles Nest	S Bert & A Kasven	\$45,000
6/28/84	Wagonwheel-Unit 2 Bldg 1	Cate Chan	\$65,000
6/28/84	Wagonwheel-Unit 4 Bldg 3	C Hardy	\$38,500
6/28/84	Wagonwheel-Unit 1 Bldg 3	C Hardy	\$38,500
6/28/84	Wagonwheel-Unit 8 Bldg 3	C Hardy	\$35,000
7/12/84	Wagonwheel-Unit 8 Bldg 4	H Aspergren	\$31,500
9/5/84	Lot 13 Eagles Nest	J & S Banta	\$45,000
2/9/84	Lot E - Block 11	L Huntington	\$45,000
2/16/84	2nd Replat Project I & II Lot C - Block 3	R & H Myers	\$59,500
8/9/84	2nd Replat Project I & II Lot E - Block 11	S Cole	\$48,000
8/30/84	2nd Replat Project I & II In Block 11	N Brozovich	\$48,000

LOTS

1/5/84	Lot 19 - South Shore		\$ 1,000
4/19/84	Lot 91, Meadowgreen	Meadowgreen Part	\$ 2,500
9/6/84	Lots 40, 41, 42 & 49 Blackhorse II	R Dashow	\$10,000
9/6/84	Lot 48, Blackhorse II	R Bol & R Dashow	\$10,000
9/6/84	Lot 43, Blackhorse II	J Chiang	\$10,000
10/11/84	Lots 46, 47 High Cross	Herbert C and Jennie Hollemon	\$ 5,000
11/1/84	Lot 61, Eagles Watch	Jack J & Kathryn Newberry	\$19,500
11/1/84	Lot 200, South Station I	Betty R Cox	\$ 4,000
11/1/84	Lot 200, South Station I	Dale L & Betty L Trahern	\$ 1,700

(Information on sales is compiled from published sources. The Association does not warrant or represent the accuracy or completeness of this information.)

Trading Post

This Section is for the use of Property Owners, brokers and others wishing to buy, sell, exchange or rent Stagecoach property.

Only 1 Lot may be described per advertisement (1 lot-ad).

Advertiser may list as many lot-ads as desired.

Size requirements: 4 lines (max) x 1 column

Costs: \$10.00/lot-ad (dues-paying Property Owners)

\$20.00/lot-ad (others)

Send all ads with correct payments to: Stagecoach Express

P.O. Box 31740

Trading Post Dept.

Aurora, CO 80041

Ads will run in one issue only, in the next issue after receipt of ad.

The Association reserves the right to edit oversize ads or refuse multiple listings.

If you have professional or occupational skills or other talents that would help at Stagecoach, PLEASE GET IN TOUCH, we need everyone who can help.

WANTED TO BUY any Lot in Horseback or SouthShore. No reasonable offer refused. Write Trading Post #1, c/o Stagecoach EXPRESS.

COMING EVENTS & IMPORTANT DATES

- ANNUAL MEETING:** Saturday, July 20, 1985, Steamboat Springs, CO, Four Seasons, 9 am-8 pm. Registration, tour, picnic, meeting, cocktail party.
- NEXT BOARD MEETING:** Saturday, August 17, 1985, Steamboat Springs, CO.
- LONG-RANGE PLANNING SEMINAR:** Saturday-Sunday, August 17-18, 1985, Steamboat Springs, CO.
- EAGLE'S NEST TWNHSE ASSN. ANNUAL MEETING:** Saturday, July 13, 1985, 2 pm at Eagle's Nest.
- RESERVOIR ASSESSMENT:** \$10/Lot, due April 30, 1985 (delinquent June 2, '85)
- DUES:** \$30/owner, due January 1, 1985.
STAGECOACH EXPRESS subscriptions may be cancelled on delinquent accounts after June 30, 1985.

FUTURE TOPICS TO COME

1. Taxable consequences of contributions to Property Owners Association; Trips to POA Meetings; Buying-Selling Property; Purchase of Improvement District Bonds; Water District Bonds
2. What is an 'Improvement District' and how does it operate to the benefit of property owners.
3. Status of Morrison Creek Water & Sanitation District.
4. A neat way to take a tax loss on your property now.
5. Summer/Winter recreational activities at Stagecoach.
6. Architectural Control.
7. Status of Bankruptcy Proceedings.
8. Profiles in Courage — brief look into the lives of early residents of Stagecoach (how home built, costs of living, living conditions summer/winter).



PROPERTY OWNER'S ASSOCIATION

Post Office Box 31740, Aurora, Colorado
80041

BULK RATE
U.S. POSTAGE
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DENVER, COLO.

ADDRESS CORRECTION REQUESTED