

STAGECOACH



EXPRESS

Serving Stagecoach Property Owners

Spring 1986

From your board of directors

An unusually large number of important events are taking place in the Steamboat-Upper Yampa Valley area which will have a significant bearing on the type of community that will be known as STAGECOACH.

These events (temporarily) overshadow progress on construction of the STAGECOACH RESERVOIR, which along with most other water projects depending on federal financing, is presently bogged down in Washington, D. C. by Congress preoccupied with budgets and tax revision. While we are waiting for final funding of the STAGECOACH RESERVOIR to get "unplugged" we should be aware of other important things going on around us which we reported on in this issue:

The Steamboat Ski Corporation has announced that daily non-stop jet flights by American Airlines will commence in December, 1986 from Dallas and Chicago to the expanded Yampa Valley Airport, 25 miles west of Steamboat Springs. For the present, service is planned only for the ski season. This service will be a "first" for a major Colorado ski area. It is hoped that additional similar service can be arranged from Los Angeles.

Recently proposed developments at Lake Catamount will shift activity in the Upper Yampa Valley towards STAGECOACH. This is triggered in part by the growth of skiing at Mount Werner (Steamboat). This growth has encouraged the Forest Service to consider the need to encourage a major expansion or the opening of new ski areas.

Lake Catamount, whose developers include some of the principals of Steamboat Ski Corp., will feature a year-around concept, with its 500 acre lake situated at the base of a new ski mountain. This concept should ring a bell to property owners at STAGECOACH because STAGECOACH has similar potential for development.

Both of these "new developments" for northwest Colorado (major airline service directly into ski area and year-around recreational community off the beaten path) involve substantial risk — including up to \$5,000,000 to guarantee air service, plus \$600,000 to improve the Yampa Valley Airport, plus \$8,000,000 to upgrade ski facilities at Mt. Werner. The potential reward is obvious, an expanded market for recreation users.

The success of this gamble will have a vital effect on the eventual development at STAGECOACH and for this reason we urge that STAGECOACH property owners get involved in the program the coming season. This would include patronizing the Steamboat Ski Corporation facilities, the Sheraton facilities — hotel and golf course — and especially the planned new jet service from Dallas, Chicago and possibly Los Angeles.

Although we've provided names and numbers for more information, we can't think of a better way to start than to come out to Steamboat this summer and attend the annual meeting on July 19 and see firsthand what we've been talking about. With deep discounted airfares to Denver, the opportunity to return to Stagecoach may never be greater.

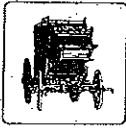
HOPE TO SEE YOU ON JULY 19 AT THE ANNUAL MEETING!

YOUR BOARD OF DIRECTORS

NORM DUNN
ART SNODEN
RUSS DASHOW
CLAIRE FORBES
HERB HOLLEMON
HELMUT KANOLDT
GARY GUINN
AL SATERDAL

STAGE COACH

EXPRESS

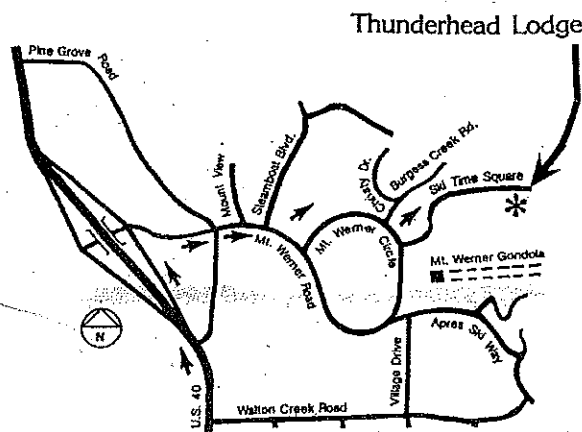


Volume 2 Number 2

Serving Stagecoach Property Owners

Spring 1986

ANNUAL MEETING ANNOUNCEMENT



SCHEDULE OF EVENTS

★ ANNUAL MEETING ★

July 18-19	Arrive Steamboat Springs. Dine, unwind and walk around town.
July 19, 9-11 am	PRE-REGISTRATION & ORIENTATION at Thunderhead Lodge (Christie Room).
9-2 pm	ON-SITE SUBDIVISION TOURS, beginning at Stagecoach Turnoff from CR 14 to CR 16.
11:30-2 pm	PICNIC at Mountainair Cabln (Al & Wanda Saterdal hosts).
2-3:30 pm	REGISTRATION at Thunderhead Lodge (Christie Room).
3:30-5:30 pm	GENERAL MEETING (Christie Room).
6-8 pm	COCKTAIL PARTY (Poolside or Christie Rm) Cash Bar.
8 pm +	DINNER on your own.
July 20 9-2pm	ON-SITE SUBDIVISION TOURS, beginning at Stagecoach Turnoff from CR 14 to CR 16.

GOINGS ON AROUND STEAMBOAT (See Calendar of Events)

July 19-20	Hot Air Balloon Races off Mt. Werner Rd.
6-9 am	Summer Art Show (Depot).
10-5 pm	Art in the Park (City Park Downtown). National Geographic Photo Exhibit (United Bank).
All Day	
Night	Rodeo
Night	Music Festival

For more information, call Steamboat Resort Ass'n. (303) 879-0880.

The Steamboat Whistle is Blowin' ... and once more the Annual Stagecoach Meeting will be held in Steamboat Springs on July 19, 1986 at the Sheraton Thunderhead Lodge. Your Annual Meeting Committee has worked hard to see to it that a fun-filled, informative, and exciting meeting will take place.

The lodge is well known for such features as: prime shopping and entertainment location in Ski Time Square, Robert Trent Jones, Jr. designed golf course, two nice restaurants: Cipriani's for Northern Italian cuisine and Soda Creek Cafe for poolside breakfast or lunch, view overlooking Mt. Werner, pool, sauna, hot tubs and cable TV.

The Special Stagecoach Group Rates are as follows:

Hotel Room	\$47.00
Studio Condo	\$54.00
1-Bdrm Condo	\$65.00

In order to obtain nice group rates, you must identify yourself as a Stagecoach Property Owner. Be

sure to make your reservation/deposit before June 28, 1986 by calling toll free (800) 848-8878 outside Colorado, or (800) 848-8877 inside Colorado.

The sooner you call the better, because the meeting date just happens to fall on one of the most exciting and eventful weekends in Steamboat Springs (see Summer Calendar Events on page 9).

The Lodge will gladly extend its Special Stagecoach Group Rates for early arrivals or extended stays so that you may take advantage of all the local happenings.

Please let us know if you plan on attending by simply filling out the coupon on this page and sending it back immediately so your activities committee can plan a full program and an enjoyable weekend.

Directions to Sheraton Thunderhead Lodge are easy: take Mt. Werner Road exit off Hwy 40, then follow the signs to Ski Time Square (see Map).

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

☐ I am coming. ☐ Sorry, I am not coming.

If coming, we are interested in the following:

- ☐ Picnic & Tour Property (Saturday)
☐ Horseback Riding on Property
☐ Breakfast, Lunch Ride (Sunday)
☐ Other: _____

Name: _____

Address: _____

Subdivision/Lot #: _____

Please send this information at your earliest convenience to:

Stagecoach POA, Annual Meeting
P.O. Box 31740
Aurora, CO 80041

Ski area planning process is triggered

A full-blown review is now under way, leading to what Lake Catamount developers hope will be a permit to build a major new ski area.

Numbers of skier days at Mt. Werner have kicked in the joint review process, a state-mandated study for all proposed ski areas in Colorado. A preliminary meeting with county and city planners was held Friday. A more formal gathering of agencies involved in the process will be held the end of the month.

The Catamount site was one of six designated as potential ski areas or ski area expansions by the Routt National Forest in its long-range plans.

Expansion of the present area west and east to the Fish Creek, Burgess and Priest creek drainages were the plan's top priorities. Other sites included Meaden Peak, Park View Mountain and Bear Creek.

The USFS plan allowed further development only when the capacity of an existing area had been reached. That occurred at the Steamboat Ski Area during the winter of 1983-84 when 11,200 skiers were on Mt. Werner on peak days.

The Forest Service calculates its figures on 107 days (between Dec. 15 and April 1). It multiplies this figure by the capacity and then a utilization factor of .6.

According to this calculation, if the Fish, Burgess and Priest creek areas were fully developed, the capacity of Mt. Werner would be 15,500 skiers on a given day or 995,100 skier days per season. According to projected use, that number would be reached during the winter of 1987-88.

The Steamboat Ski Corp. decided not to apply for major expansion into the Priest Creek area. Further, its approve plans for the Fish creek area are on hold ... tied up in a court battle between the forest service and the Grant brothers.

The Grants own property north of the present ski area. They claim they have a right to develop a separate ski area

whose base would be on their property. A ruling by the USFS denying them that right is what is being challenged in court.

The existing capacity of the present lifts and services was reached two years ago, according to figures compiled by the Hahn's Peak Ranger District office. This has triggered the joint review process.

"We are already three years behind in the process," said Ed Ryberg, acting supervisor of the Routt National Forest. "We expect that a decision will take a minimum of two to five years."

Present figures definitely establish the need for additional ski facilities, Dave Hackett said. Hackett is the recreational officer for the Hahn's Peak district office.

The Steamboat Ski Area has been successful. We believe a public good will be served by a new area. However, if environmental and/or social problems cannot be solved, a permit will not be issued," he emphasized.

The USFS is the lead agency in the joint review process. It will call in city, county, state and federal agencies to co-study the proposal made by the developers, Lake Catamount Joint Venture and the First Interstate Bank of Denver.

An integral part of the study will be the National Environmental Process Act, that requires studies of physical, social, environmental and off-site effects of a new ski area.

All involved agencies will sign a Memorandum of Understanding that obligates them to participate in the planning. Each agency will analyze impacts and suggest mitigation measures.

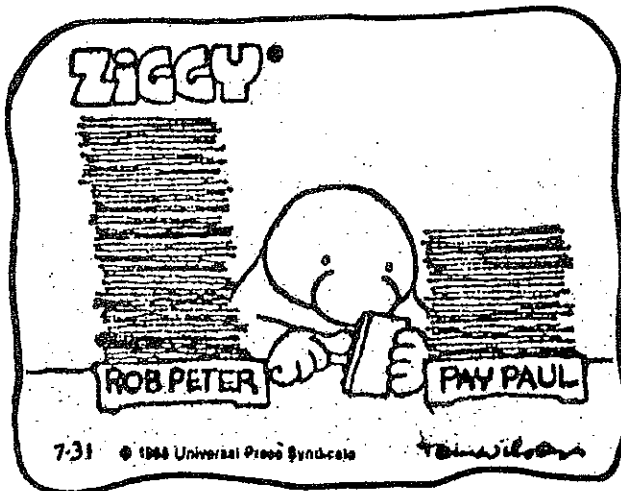
All meetings will be open to the public, Ryberg said. Specific public meetings will also be scheduled frequently during the study.

Terms of ski area permits are usually 30 years. They transfer with change of ownership.

A GOOD IDEA:

We've said it before — and we'll say it again — stay current on events and developments in Steamboat Springs and the Yampa Valley with a subscription to the weekly STEAMBOAT PILOT. We draw heavily on the Pilot for current, in-depth reporting for information we place in the STAGECOACH EXPRESS — where we try to add our own emphasis for the special benefit of the STAGECOACH PROPERTY OWNERS.

A subscription to the Pilot costs \$21.00 for a single year of \$29.00 for two years. Send subscription orders to the STEAMBOAT PILOT, P.O. Box 4488, Steamboat Springs, Colorado 80477.



NOTICE ON ASSESSMENTS AND DUES - TO ALL STAGECOACH PROPERTY OWNERS

PROMPT PAYMENT OF YOUR ASSESSMENTS AND DUES IS ESSENTIAL if the Stagecoach Property Owners Association is to be influential in the planning at Stagecoach. (See explanation above).

1985 ASSESSMENTS are \$10.00 PER LOT, due April 30, 1985.

Check your records to see if this payment was made in 1985. If not THE ASSESSMENT MUST BE PAID. It is a personal obligation, and if unpaid, creates a lien against your property at Stagecoach.

Please clip out and include the following information with your payment:

Enclosed check* is for the payment of the ASSESSMENTS AND DUES.

1985 Assessment (If not previously paid) at \$10.00/Lot covering the following Lots:

Subdivision _____ Lot(s) No. _____ \$ _____

Subdivision _____ Lot(s) No. _____ \$ _____

1986 Dues at \$30.00/owner _____ \$ _____

Total enclosed (assessments and dues) _____ \$ _____

My correct address is:

Name: _____

Street or PO Box: _____

City _____ State _____ Zip _____

*Make checks payable to Stagecoach Property Owners Association, P.O. Box 31740 Aurora, CO 80041.

We Think You Ought To Know...

DIRECTORY OF STAGECOACH PROPERTY OWNERS BOARD OF DIRECTORS

Three year term - 1984-87

Norman C. Dunn, Jr.
(President)

10130 W. 64th Avenue
Arvada, Colorado 80004
H - (303) 421-7648
W - (303) 893-2436

Art Snoden
(Vice-President)

Box 2062
75 Highland Drive
Steamboat Springs,
Colorado 80477
H - (303) 879-2774

Herbert Hollemon

5153 Perry Street
Denver, Colorado 80212
H - (303) 455-3724 (Winter)
22480 Routt County Rd. #16
Oak Creek, Colorado 80487
(Summer)

Three year term — 1983 to 1985
Gary Guinn

7294 So. Syracuse St.
Englewood, Colorado 80112
H - (303) 771-3923
W - (303) 740-9428

Al Saterdal

4411 S. High Street
Englewood, Colorado 80110
H - (303) 781-7915

Three year term - 1985-1988
Helmuth Kanoldt

1430 S. Dahlia Street
Denver, Colorado 80222
H - (303) 757-4069

Russ Dashow
(Secretary)

2474 Delta Lane, Elk Grove
Village, Illinois 60007
H - (312) 604-1551
W - (312) 660-5569

Claire Forbes
(Treasurer)

P.O. Box 31740
Aurora, Colorado 80041
H - (303) 364-3457

Association Attorney
Arthur L. Fine

50 S. Steele Street, #1000
Denver, Colorado 80209
(303) 321-2900

STAGECOACH EXPRESS

The STAGECOACH EXPRESS is published by the Stagecoach Property Owners Association.

Editor Russ Dast
Assistant Editor Al Sater
Subscriptions: By payment of dues of \$30.00 per year, payable to Stagecoach Property Owners Association, P.O. Box 31740, Aurora, CO. 80041. Single copy available at \$3.00 per copy. Send change of address and all comments to ab address.

STAGECOACH RESERVOIR - PROGRESS REPORT

By Al Saterdal

Progress towards construction of the Stagecoach Reservoir is in the "painfully slow" phase.

Major expenditures are continuing to be made by the Upper Yampa Water Conservancy District. Total funds spent to May 15, 1985 approximate \$1,300,000, an increase of \$400,000 from the figure reported in January of this year. This total amount includes major expenditures for engineering work and about \$390,000 paid to date for preparation of the Environmental Impact Statement.

1. Mitigation for Loss of "Wet Lands" In order to satisfy the Environmental Protection Agency it may be necessary for the District to acquire 87 acres of substitute wetlands in the Yampa basin to compensate for lands inundated by the Stagecoach Reservoir. This problem is being negotiated.

2. Preparation of the Environmental Impact Statement The Draft Environmental Impact Statement was released in February, 1986. Public input was invited at several hearings and by correspondence directed to the U.S. Bureau of Reclamation, who prepared the Statement. The period for public input was to be terminated by April 14, 1986. Responses to questions raised by the public are now being prepared. This process must be accomplished with great care to avoid later lawsuits which could stall the project indefinitely.

3. Federal Funding Funding for the Small Reclamation Projects Act is still tied up in Senate Committee. It is expected to go to the full Senate for a vote "next week" — which has become a moving target for the past several months. Following Senate approval the bill will be returned to the House to work out differences. The bill will then go to the President for signature.

Convenience store approved for Stagecoach

Ed. Note: The following two articles appeared in the Steamboat Pilot on December 26, 1985 and January 23, 1986. Both articles are reported here because of the unusual interest to anyone living in or planning to build at STAGECOACH. A correction should be noted relative to the location of the proposed store. It is not located at the intersection of County roads 14 and 16 which would be on the north side of the planned STAGECOACH RESERVOIR. It is to be located in the old Woodmoor sales office near the so-called Kissell Townhouses in the Project I & II Area.

THE STEAMBOAT PILOT

December 26, 1985

A Stagecoach man has received a green light from the county commissioners to convert a Stagecoach real estate sales office into a convenience store with gas pumps.

Placement of a convenience store near the defunct ski area affects only a small percentage of Routt's residents. But the way the proposal gained approval is indicative of the new planning administrator's belief that the county has the flexibility to approve individual proposals without opening the floodgates for further commercial development in the same zone.

The county planning commission rejected the convenience store proposal Nov. 21. But specific stipulations in a resolution of approval signed by the commissioners Dec. 10 have alleviated planning's concerns, said Planning Administrator Steve Fry.

"The planning commission did review this and was very comfortable with it," said Fry. "But that was because, in the past, it's been interpreted that once a zoning change is made, the county loses its right to review future commercial projects."

Fry said he suggested that the com-

The District has requested that a nominal "line item" figure for the Stagecoach Reservoir be included in the 1987 Federal Budget. If this is accepted it will probably assure funding of the Reservoir.

John Fletcher, Secretary of the Upper Yampa Water Conservancy District, has recently appeared before both House and Senate Committees and reports strong support from U.S. Senator Bill Armstrong and Representative Mike Strang.

John Fletcher has advised us that continued financial support, on an annual basis, from the Stagecoach Property Owners Association (such as our 1985 assessment) will be extremely helpful. In this respect, one of the toughest questions that John has had to answer, in his appeals to Congress for funding, is how to justify the "windfalls" that will accrue to the benefit of impacted landowners. In view of this attitude in the Congress, the \$10.00 per lot assessment, levied on lot owners for the 1985 year is important. Even though the amount of money is small it shows that the lot owners are willing to tax themselves to support the project. The psychological effect is thus proportionately more important than the monetary contribution. John Fletcher or his representative plans to address the Property Owners at the July 19 meeting and will likely make a plea for an annual assessment from the Property Owners to support the Stagecoach Reservoir Project. Property Owners should be aware that none of the funds collected from such assessments will be given to the Upper Yampa Water Conservancy District until construction of the Reservoir is assured. If not used for this specified purpose, funds will be re-

missioners either follow planning's recommendation to nix the proposal, or else "strike a compromise" with planning. The commissioners decided on the compromise, under which the zoning change from residential to commercial would be conditional, allowing only a convenience store to be operated on the premises.

Fry said Stagecoach homeowners had the same concerns the planning commission voiced — that approval of the convenience store would open the gates to further commercial development.

"But in my conversations with the county attorney, I've decided that we may have more control over individual requests than we previously thought," Fry explained.

Fry said the restrictive stipulation allowing only for the convenience store was agreeable to both the county and the store owner, John Myer. The planning chief said approving a zone change on a conditional basis represents "a new angle" in dealing with planning questions where an individual proposal makes sense, but an overall zoning change does not.

Project architect Mike Eldem will still come back before the planning commission with a site-plan review, Fry said. Only half of the sales office will be used as a convenience store, according to Myer's proposal.

Fry, who took over as county planning administrator last month, said one of his objectives is to establish more clear-cut planning policies. "I'm looking to make it so that when people come in for a site plan review, they know exactly what we're looking for," he said.

THE STEAMBOAT PILOT

January, 23, 1986

In a 7-0 vote last Thursday, the Routt County Regional Planning Commission

(Continued on Page 5)

turned to the Property Owners.

The target date for Federal funding of the Stagecoach Reservoir is still the 1987 budget, which year begins in October, 1986.

At this point there is nothing much we can do that is not already being done to assure the construction of the Reservoir, except by providing additional token

funds thru annual assessments on the Property Owners as discussed above. Mainly it is a time for patience, a time to stay with our organized effort in support of the Reservoir project — and a time to keep the momentum going wherever we see the opportunity. We will continue to keep property owners posted on important progress which leads to construction of the Stagecoach Reservoir.

How to build a home in Stagecoach

By Helmut Kanoldt

Editor's Note: We asked Helmut if he were to build a house in STAGECOACH right now, how would he go about it. Since we saw how well he did with his "chalet" in Keystone, we thought his experiences could provide valuable lessons for those thinking about building somewhere at STAGECOACH. He enthusiastically produced this fine piece of prose for all who dare to be great! Helmut is a member of the Stagecoach Property Owners Association Board of Directors. (See photo on page 8.)

Hello, my name is Helmut Kanoldt and I live here in Denver. For a long time I've wanted to have a mountain retreat, so when Woodmoor came along with the STAGECOACH concept I became very enthusiastic about it. I bought a few lots and was all set to go. As you all know it did not work out very well.

But I still wanted that mountain chalet, so I found myself a more suitable spot, this time in Summit County near Keystone. Since I am fairly handy, I decided I'd try to build it myself, although I had never done anything like it before in my life. So I had to do a lot of research.

First I went to the Summit County Building Department to learn about building codes and setbacks, etc. and how to go about it. I had a very small subdivided lot and even though water was available, a septic system was needed which would allow me the best use of my small lot.

Next, a percolation test had to be performed to determine the size of the leachfield. These results and a site plan had to be submitted to the local health department. I also needed a setback variance to be able to squeeze a two story, 24' x 28' house on the lot. This again had to be approved by the County Commissioners — special hearing, etc. — lots of legwork! In the meantime I got in contact with a local "do it yourself" building outfit called Diamond Homes. What they do is, from your design, or photograph of a house you like, or from their own designs, draw up your plans and figure the cost of the lumber, drywall, insulation, shingles, windows or any other material that you want to purchase from them. They also figure the cost of framing. The foundation is your responsibility and has to be finished before they start delivering the building materials.

The house plans had to be approved by the building department. In my case everything was finally approved and I had a building permit. Now I could look for an excavator and a concrete company to build the foundation. I had several bids and decided on a Breckenridge outfit. The excavator made my building pit, laid the water line from the road to the house, installed a 1,000 gallon, two

compartment septic tank and built the leachfield. Next came the concrete company who made the footing and foundation walls — all done and inspected. Diamond Homes had several carpenter crews under contract and if everything was well coordinated, one did not have to wait too long — my crew was hungry for work, after a long winter and in one week the house was framed, including installation of the windows and the outside doors (lots of inspections!).

As soon as all of the materials (siding, shakes, insulation, sheetrock, tarpaper, nails, doors and interior trim) were on the building site, it was my turn to go to work. First I had to obtain a home owners electrical permit from the Colorado Electrical Board — no test or examination is necessary, but you have to read up on electrical codes. For plumbing it was similar but no permit is required because everything is inspected by local inspectors and if it is not to code you have to do things over — lots of fun!

Next, I roughed in the water and sewer lines, followed by the rough in of the electrical system. All of these materials I bought in Denver at wholesale suppliers or at "specials" from hardware stores — at a better price than I could have gotten from Diamond Homes. Everything was inspected and approved with very few problems. It is also a good idea at this point to prewire the house with telephone and TV cables. Only then can you put the insulation in because those inspectors want to see what you did. Since the sheetrock hanging is such heavy work, I hired a drywall outfit to do the job. They also textured the walls, except the ones I was planning to wallpaper.

Now I was ready to hang the doors and trim, install the kitchen and bathroom cabinets, mount the faucets and install the bathtubs, do the tile work in the shower, around the bathtubs and in the entrance hall. Carpet layers were next. With kick boards installed all around, the house was ready to be furnished. Railings were installed around the balcony, a bit of landscaping was done and the house was finished.

It took me, with a lot of help from my wife, Helga, exactly one year (or better said, 52 weekends) from the time the excavator took the first bite until the job was done. On May 29, 1978 we obtained the certificate of occupancy, which is the final inspection to assure that everything is up to code — stair steps, hand rails, smoke detectors, safety features, etc.!

This little story was meant to show you folks out there how it can be done and perhaps inspire you to take action — especially with all the roadwork going on now out in STAGECOACH. And as for me, I am ready for my next venture!

LETTERS TO THE EDITOR

This section is reserved for letters from property 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 are we 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.

EDITOR:

I've enclosed \$5 for maps of Stagecoach especially showing the relationship of Sky Hitch IV to the entire project. Your work and interest in Stagecoach have renewed my interest.

Dave Anderson (Sky Hitch IV) Dover, DE
ED — Hope you can make it out to the July 19th Annual Meeting to personally review the relationship.

EDITOR:

... Writing to thank you and all other Board members for all your hard work ... Ernie and I enjoyed so much meeting all the great property-owners (at the Annual Meeting) — we feel a lot better about the whole situation now that we've seen what a gung-ho bunch of people you all are! Enjoyed the pictures — especially of Herb Hollermon who so graciously took us on a guided tour of our lot. We know there's a lot of work getting out the paper and we really appreciate it.
Mrs. Mary Nette Jahnke (Sky Hitch) Phoenix, AZ
ED — Thank you for your support and praise. Usually it's a "thankless job."

EDITOR:

We would appreciate some information. We are interested in selling this property. What is the going price? We have no idea what property is worth there now. Also, what really firm would be best to list the property with?
Harry Gebauer (Eagles Watch) Denver, CO

ED — For a valuation on your property you may contact Routt County Assessor's Office in Steamboat. For a

realty firm, suggest you write the Steamboat Pilot for a list of firms advertising in paper. You may also wish to advertise in our Stagecoach Express — Trading Post Section for \$10 per ad.

EDITOR:

... I have a few questions concerning my Lot #2, Blackhorse 1.

1. What's the best estimate for a construction start?

2. Do you have covenants and required roads and utilities, etc in place?

3. I asked if Lot #1 adjoining would be for sale?

Please take a few minutes and reply, or at least give me a phone number.

Harry Keller (Blackhorse 1) Ithaca, NY
ED — These questions keep getting tougher (and smarter) as the years go by. I have referred you to the list of Board member names and phone numbers in the last two issues of The Express. Just pick up the phone any evening and call us to discuss, or plan to attend the Annual Meeting on July 19th.

EDITOR:

Would you please have someone advise me if there is any activity going on presently — or any planned in near future at Overland? Also, if there would be any market for selling my property if I decided to do so.

Norman Glenn (Overland) Salisbury, MD
ED — None at present. But see Art Fine's article on Improvement Districts in this issue. Also, the market for your property would be in our Trading Post Section of this newsletter, or the Steamboat Pilot newspaper.

EDITOR:

This is the 2nd hard earned \$30 I've sent you in addition to the \$10 Assessment. I hate to continue to pour money down that hole. So unless I see some mention of an effort (at least a planning effort) to design and install roads, water and sewer to the South Station I sub, this source of funds will dry up.

Lynn W. Wilkinson (South Station 1) Colorado Springs, CO

ED — Thank you for the Dues, without which we as an Association cannot function. If you will look in this issue's Information Desk Section, Report on Long Range Planning Seminar (Item 4), you will see that your question has already been addressed. For 5 additional hard-earned bucks you will receive a wealth of information. See also Art Fine's articles in this issue on Roads and Improvement Districts.

SUGGESTED TRAVEL ITINERARY FOR THE ANNUAL MEETING

1. By Plane: Purchase economical 14 or 30-day advance ticket before June 15th, arriving Denver July 18-19; Rocky Mtn. Airways to Steamboat.
2. By Car: From Denver take I-70 thru Eisenhower Tunnel to Silverthorne exit. Take Colo 9 to Krennling, take US 40 over Rabbit Ears Pass to Steamboat.
3. By Train: Amtrack to Glenwood Springs, drive to Steamboat.
4. Make reservations in Steamboat NOW. Plan to get in some fishing, boating, horseback riding, walking, ballooning, or just play some golf, swim, and relax.
5. Don't miss the picnic and property tour before the meeting — one trip over new roads is worth a 1000 questions later. Horse touring available.
6. Stay after the meeting for cocktails and meet new friends for dinner. Talk about future plans and ideas with fellow PO's. Ask the Board members tough questions.
7. Take lots of pictures, get a suntan, and start sketching that dream house for architectural approval now.

Digest of Income Statement

(Treasurers Report 5-19-86)

Dues		Assessments		Unpaid
'85	'86 (to date)	Paid '85	Paid '86 (to date)	
\$12,760	\$8,020	\$8,710	\$1,500	800 lots

Notes: 49 owners have prepaid 1987 dues.

Ed Note: Financial Statement will be reported regularly in future issues of EXPRESS pending Computerization of Associations General Ledger on an IBM PC by end of 1986.

Steamboat plans \$8 million expansion

From the Rocky Mountain News, Tuesday, March 25, 1986

The Steamboat Ski Corp. yesterday announced an \$8 million expansion plan for this summer that includes the world's first eight-person gondola, which resort officials say will triple the capacity of the gondola it will replace.

The building program also will enlarge the gondola's upper and lower terminals, said Hans Geier, Steamboat Ski Corp. president.

In addition to the mountain improvements, Geier said the Steamboat Ski Corp., had given Routt County \$650,000 toward expanding the Yampa Valley Regional Airport at Hayden, to accommodate jet aircraft.

The new gondola, named the Silver Bullet, will reduce the riding time from 14 1/2 minutes to 9 minutes, and carry 2,800 skiers an hour compared to the Stagecoach gondola's capacity of 1,000 skiers an hour.

Geier said the average wait for most lifts at Steamboat was 5 minutes to 7 minutes, but the wait for the 17-year-old Stagecoach gondola runs up to 1 hour. "That's not acceptable to most skiers. The waiting time should not exceed the riding time," said Geier.

"The skier is very sophisticated. He requires first-class facilities and no waiting for the lift. The gondola has been a bottleneck for several years," he said.

Steamboat opted for the Silver Bullet over the "quad-chair," which started whisking skiers up Vail mountain four at a time this year and reduced lift lines significantly.

Geier said the enclosed gondola will carry diners up the mountain at night to a new gourmet restaurant as well as transport food and other supplies. He said the larger gondola will travel closer to the ground, have 27 to 30 lift towers instead of the current four, and be less vulnerable to winds.

The bottom terminal will be renovated to accommodate 350 gondola-bound skiers inside a heated area, he said.

The upper terminal, Thunderhead, will be expanded to seat 550 in the cafe and add a gourmet restaurant. He said the restaurant will be open six nights a week, and other rooms will be available at night for private mount top parties.

The detachable, single-cable-style gondola, manufactured by Doppelmayr Austria, has been in operation elsewhere for years and was modified to handle eight passengers.

With the airport expansion, Steamboat will be the ski area closest to a jet vice airport in either Colorado or Utah. This year for the first time, ch flights from Dallas used the existing city, but the longer runway will let the airport to handle commercial flights.

Geier said Steamboat was negotiating with several airlines about flying Hayden and he said that a cash guarantee, such as the one the Crested Butte area offered American Airlines to begin service, was a possibility.

He said non-stop flights to the Yampa Valley Airport would run on wheels from Chicago, Atlanta, Dallas and West Coast. The jet flights would add another 50,000 to 75,000 skiers to Steamboat, he said.

Steamboat also will build a 1.6-mile mountain run, Valley View. The foot-long run will have a 2,000-foot lift drop.

Officials said the \$8 million expansion brings capital expenditures at the western Colorado resort to nearly \$10 million for the 6-year period including this summer.

Steamboat is to close April 13 to season. Construction is to begin then and finish by next fall.

Improvements in the other subdivisions

by Art Fine

Where do we go from here? Roads have been provided in four of the fifteen subdivisions. Water and sewer lines are installed in all or part of six subdivisions. But that's about it. There are no outside sources to pay for roads in the other subdivisions, and the water and sewer district is prevented by its bankruptcy plan from incurring new debt to extend its service for many years. Most of the Stagecoach lots lack electric power, and the electric utility company is insisting on "up-front" payment before adding needed new capacity to extend its lines. There are no "angels" or "sugar daddies" to pay for these improvements on the horizon. This is the dark side.

There is a bright side, though. But it will take work by the Board and the lot owners.

What can lot owners who want to use their lots do? One of the most promising ways to take matters into their own hands is through a SPECIAL IMPROVEMENT DISTRICT. This is a financing entity that is formed by the County Commissioners on the petition of interested lot owners. The lots in a subdivision, for example, are made subject to a pro rata lien for the cost of the service, such as roads, water or sewer. Bonds are sold and are paid off over several years out of an assessment added to the general property taxes. A lot owner must pay his assessment or eventually lose his lot,

just as is the case with general property taxes.

How do we start? THE FIRST STEP: Contact other lot owners in your area to see if there is sufficient interest to support a petition to the County. The Board can provide names and addresses. Black Horse 1 and Eagle's Watch owners have already held preliminary meetings to consider the possibility of special improvement districts in their subdivisions. THE SECOND STEP: Obtain preliminary cost estimates. Again, the Board and its attorney can help given direction on this. THE THIRD STEP: Locate sources to fund the costs of construction. Repayment, secured by lots, will be made over several years. The requirements for bidding and actual construction and related legal requirements are too involved to describe in this short article. They are set forth in detail in Colorado statutes. When the time comes, the Board's attorney can provide all the needed information.

A high level of interest and commitment by lot owners is essential to make an improvement district succeed. The Board believes this is the time to begin and hopes that the momentum of the current road construction activity will encourage owners to begin organizing improvement districts and working together to keep Stagecoach rolling.

Catamount: A new Routt County Community

Ed. Note: Developments at Lake Catamount are important to STAGECOACH property owners for two reasons (see accompanying map):

(1) Its location, ten miles south of Steamboat Springs and only seven miles northeast of STAGECOACH moves activity in Routt County towards STAGECOACH and (2) The development plan is similar to what can be done at STAGECOACH. If build-out at Catamount goes as proposed it will be a "first" for Colorado — and possibly a first for the U.S. — where a major ski area with 3,000 feet of vertical will have a substantial 500 acre lake at its base, stimulating year-around recreational interest. By comparison, the proposed reservoir at STAGECOACH will be larger (780 acres) and the mountain with a 2000 foot vertical will have superior (northeast) exposure.

The original Catamount development plan was approved by Routt County in 1974 and the lake was completed in 1978. A major reevaluation of the plan has been undertaken during the past few years and has now also been approved by the County. Approval of the ski development plan by the U.S. Forest Service is vital to the ultimate full development plan. With Mount Werner now nearing critical capacity, pressure is on the Forest Service to approve additional ski expansion in the Steamboat area. Further details on Catamount are provided by excerpts from an article which appeared in the Steamboat Pilot of May 8, 1986.

The petitioners, Lake Catamount Joint Venture and First Interstate Bank of Denver, received unanimous approval for a preliminary subdivision plan, zone change application from PUD to general residential, and final PUD for the Founders Lodge. The action was taken by the county's planning commission last week.

Approval was on 221 acres, or the first phase of the development. Included on the site are 160 "estate" lots of 75 to

two acres each and the lodge which initially will contain 16 units, swimming pool, tennis court and dock facilities. The four-story building will eventually have 28 units, owned on a time-share basis by the purchasers of Founders Estates lots.

Build-out for the total recreation-centered community will take 25 years, explained Dick Brown, co-manager, with Martin Hart, of the project.

"We are starting with the lodge, which will set the quality tone for the entire development," Brown said.

Homesites will be below the ridgeline which separates the property from that facing CR131. Developers point out that this plan cannot be seen from the road between Steamboat Springs and Oak Creek.

With the ridges to the southwest and mountains to the northwest, "the geography overwhelms the development," Brown emphasized.

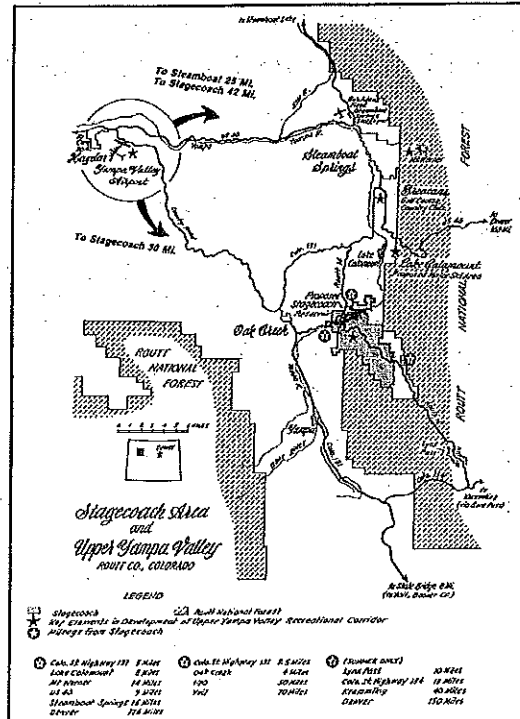
Eric Smith is the architect of the \$5.6 million lodge which will be situated on the western shore of the lake. To its west will be the golf course and the large residential lots. The lodge will face the ski base area across the lake.

Stucco and wood will be used in the "contemporary Alpine" architecture of Founders Lodge. Purchasers of lots in Phase I will have the use of a unit for four weeks a year. The first nine holes of the golf course will be completed by the time the lodge opens.

When will construction at Lake Catamount start? According to Brown, building will be triggered by finalization of sale contracts on 110 estate lots.

Developers assured the commission they will have covenants in place with those sales. They will include dog and weed control, fence maintenance and strict regulation of fireplaces and other forms of air pollution.

There will be no wood-burning stoves allowed in the high density areas, Brown emphasized.



Dedication of open space was discussed. Spokesman Guy Hollenbeck said that several methods of defining such space is being considered. Passive and open spaces have not yet been fully defined.

Concerns of the commission centered on the intersection of the Oak Creek road and CR 18, frazil ice at the inlet of the lake and possible lake level fluctuations.

"Speaking of frazil ice," said Hollenbeck with a deep sigh; "We have already spent \$60,000 trying to solve the problem. We are looking for a long-term solution. Steps we have taken worked during the winters of 1983 and 1984, but not during the winter of 1985. Lowering of the lake is not, we have decided, a solution. But we know we must find a workable answer."

Ten miles of new roads to be built this summer

Roads in two more subdivisions are scheduled for construction this summer under the recently announced settlement of a five year legal controversy with Routt County. Approximately ten miles of new roads are expected to be built. Under this settlement the County through its insurance carrier will pay \$250,000 for construction of roads in the South Shore and Morningside subdivisions.

The Association has solicited bids for the project and obtained a low bid of \$191,000 from H.B. Lee Construction, Inc. of Baggs, Wyoming. The balance will be used to pay for surveying, construction supervision, legal fees, and court costs. The settlement funds will allow the Association to build all the roads in the two subdivisions to a 24 foot width with a six inch gravel surface. The County, as part of the settlement, has agreed to provide surface maintenance for the roads and to

do snow removal depending on the number of houses built in the future.

The case has a long history. In 1981 the Colorado Supreme Court decided that the County could not collect \$236,000 in bank letters of credit put up by Woodmoor to guarantee roads in the two subdivisions. The reason for the decision was that the County had not made proper demand for payment on the bank in December, 1975. The Board promptly filed a claim for the lost funds, plus interest, and through its attorney, Art Fine, took the matter to Court.

As the case progressed, unexpected hurdles arose. The insurance carrier denied that its policy covered the County in this situation. In addition Lloyd's of London was experiencing severe financial

problems. Finally, patient negotiating by the Board and its attorney and the attorneys for the County and the insurance company led to the \$250,000 settlement.

Construction is expected to begin by June 1, according to Norm Dunn, Association president. The contractor will be fully bonded and insured. At a special meeting, the Board selected Herb Hollenbeck to be its on-site supervisor during the summer.

If you plan to attend the annual meeting in July or to visit Stagecoach any other time this summer, keep an eye out for gravel trucks. The road will be full of them! Not only will South Shore and Morningside be under construction, but Horseback and High Cross road are also being completed this summer.

Stagecoach (Continued from Page 1)

recommended approval of John Meyers' plan for a convenience store at Stagecoach.

Meyers proposes to convert the existing Stagecoach sales office to a convenience store for residents of the area. The 5,140 square foot building sits on two acres of land on a second replat of Projects I and II at Stagecoach.

The site plan includes removal of an existing boardwalk and deck to create five parking spaces. A survey indicates that the spaces would be in the right-of-way of a public road, requiring the developer to secure a use approval from the county.

Meyers plans to install gas pumps on the east side of the building. This installation will require up to 12 feet of fill on the site to raise the area to the proposed final grade.

In November 1985 the planning group recommended denial of a zone change on the property. The decision was based on the current county zoning which would allow uses "not compatible, appropriate, or in the best interest of the neighborhood or county."

The county commissioners subsequently allowed a zone change to commercial, but conditioned its approval on a review by both commissions should any change of use of the property be proposed.

Last week the planning commission placed six conditions on its approval recommendation, including a county agreement on the parking spaces, modification of gas pumps location, approval of lighting and revegetation plans, paving of gas pumps area, and dedication of additional right of way by the property owner to the county.

NOTICE TO ALL PROPERTY OWNERS

If interested (and who isn't!) in your taxes, or whether your address is on file, call or write:
Treasurer's Office
P.O. Box 770907
Steamboat Springs, CO 80477
(303) 879-1732.

Better yet, if you want faster action on address changes, contact in addition to Treasurer, either:

Editor, STAGECOACH EXPRESS

or
Louise Ball
Assessor's Office
P.O. Box 773210
Steamboat Springs, CO 80477
(303) 879-2756

TRADING POST

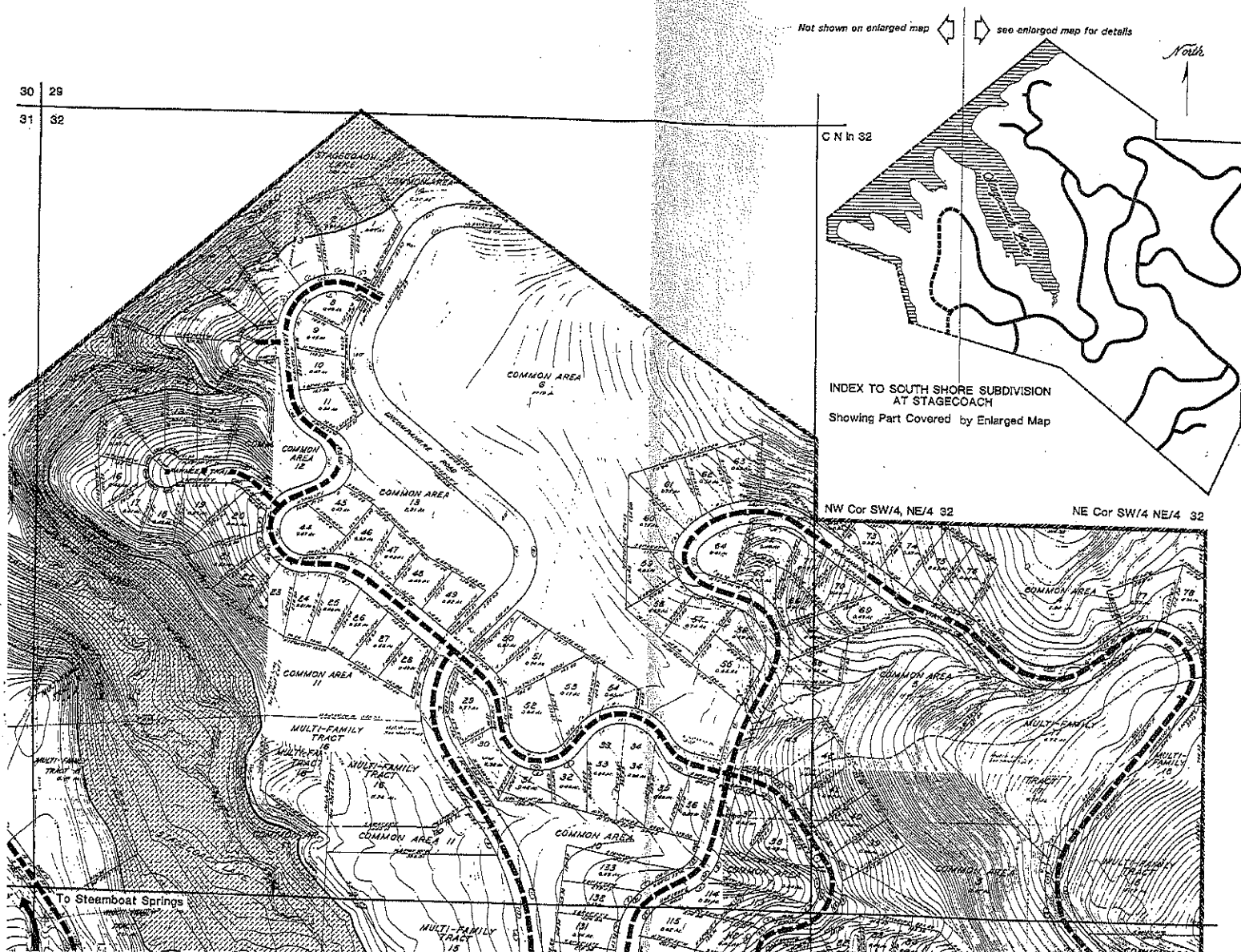
This section is for the use of Property Owners, brokers and others wishing to buy, sell, exchange or rent Stagecoach property. Only 1 Lot may be described per advertisement (1 lot-ad). Advertiser may list as many lot-ads as desired. Size requirements: 4 lines (max) x 1 column. Costs: \$10.00/lot-ad (does-paying Property Owners); \$20.00/lot-ad (others). Send all ads with correct payments to:

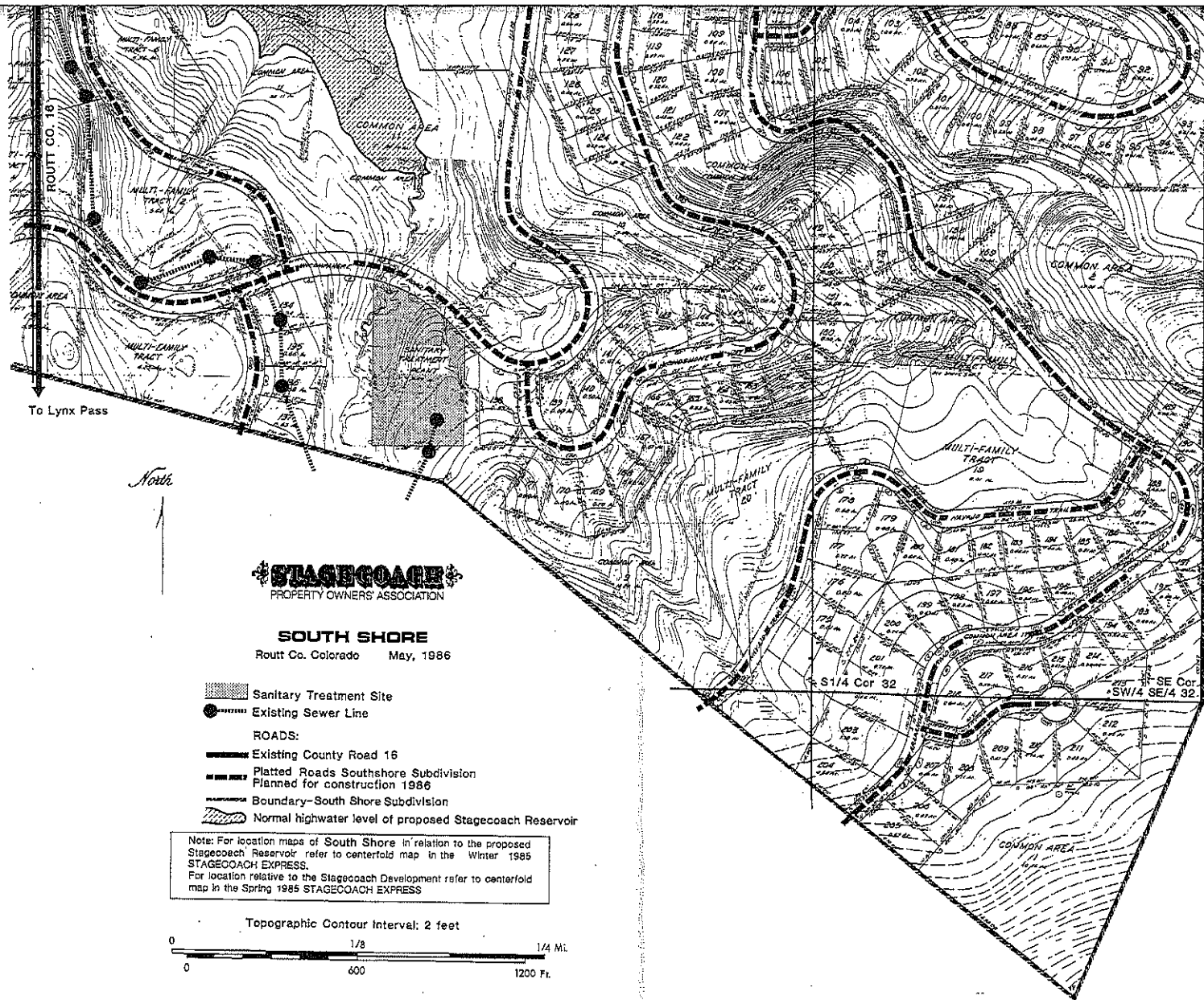
Stagecoach Express
P.O. Box 31740
Trading Post Dept.
Aurora, CO 80041

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.

ABEL AND ASSOC. — REALTORS

Fourteen Years Experience in Stagecoach Area
Specializing in Offering Full Service Real Estate At Stagecoach
Sales — Rentals
Excellent Buys — Land — Lots — Condos — Townhouses
CONTACT JOE ABEL, REALTOR ON SITE AT STAGECOACH
Phone (303) 736-8288 • 23140-5 Schussmark Trail
P.O. Box B-5, Oak Creek, Colorado 80467





American Airlines regular winter service to Yampa Valley Airport opens major markets to Routt County recreation centers

Direct non-stop jet service to the Yampa Valley Airport, twenty miles west of Steamboat Springs, by American Airlines will be inaugurated in December, 1986. This activity may be the single most important event to take place since skiing became a major business in Colorado. For the first time, Colorado will be able to offer such a service between a major ski area (Steamboat) and traditional high density markets centered in

Dallas and Chicago. An additional linkage to California markets is being planned but is not finalized. This is an expensive gamble on the part of the Steamboat Ski Corporation who will be standing behind a \$4,000,000 to \$5,000,000 seat guarantee to American Airlines. This is in addition to a major cash commitment to support the necessary airport improvements.

We urge stagecoach Property Owners

to give all possible support to this experiment as we believe that it has an important bearing on the quality of development at STAGECOACH. Even with eventual construction of the Reservoir, improved transportation may be essential in order to finance the major amenities necessary for a quality development. Besides, it's a good way to get to Steamboat and see STAGECOACH

as well.

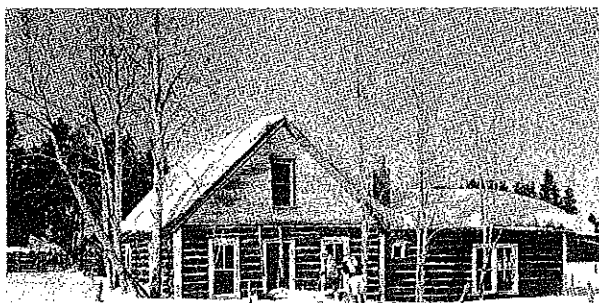
We suggest that Property Owners on the mailing list to receive promotional material relating to this new program and that you advise friends who might be interested. Inquiries may be made to Rod Hanna, Director of Marketing, Steamboat Ski Corporation, 2305 E. Werner Circle, Steamboat Springs, CO 80487. Ph. (303) 879-6111.

WINTER ACTIVITY AT STAGECOACH



Cross country skiers fall down a lot (witness fresh snow on David Fine) but seldom get hurt (except for pride). Photo taken in meadow north of HORSEBACK at STAGECOACH.

Snowmobile tracks in the big meadow north of HORSEBACK at STAGECOACH. Rachel Fine (upright) observes the result of collision between would-be skier Art Fine and the family dog. Art has fully recovered and is now working on getting the roads built in several subdivisions at STAGECOACH. When not skiing, Art spends a good deal of his time as attorney for the STAGECOACH Property Owners Association.



The "Old Cole Place" in the Horseback Subdivision at STAGECOACH. This log house was probably built around 1900. House is badly in need of repair and has been unoccupied since 1969.

The house that Helmut and Helga Kanoldt built near Keystone, Colorado with Helmut by the front steps (Refer to article on page 3 in this issue of the STAGECOACH EXPRESS — "How to build a Home at Stagecoach").



Steamboat.

1986 Summer Calendar of Events

June

- 6-8 Yampa River Festival
- 13-15 Storm Mt. Cancer Benefit Golf Tour
- 22 "Run for the Arts," Marathon, 10K and 1.5K Fun Runs
- 6/27-7/25 Summer Art '86
- 28 5th Annual International Chili Cookoff

July

- 3-8 July 4th Cowboys' Round Up Days
 - Rodeos
 - Fourth of July Parade
 - Pancake Breakfast
 - Spaghetti Dinner
 - Concert
 - Fireworks
- 5-6 Doak Walker-Vern Lundquist Golf Tournament
- 10-11 Evening of One-Act Plays
- 12 Steamboat Yacht Club River Race
- 12-19 "A Week with the National Geographic" Photography Workshop
- 13-19 National Geographic Exhibit
- 19-20 6th Annual Hot Air Balloon Rodeo
- 19-20 Art In The Park
- 23-8/2 2nd Annual Steamboat Video Festival
- 28-8/22 Boots & Spurs Art Exhibit

August

- 2 2nd Annual Colorado Day Celebration
- 9-10 Steamboat Triathlon
- 9-16 Jazz Dance Workshop
- 17 Rabbit Ears Hillclimb Bike race
- 29-9/1 Annual Vintage Auto Race and Concours d'Elegance

September

- 4-7 Routt County Fair and Rodeo
- 6-8 Annual Kawasaki Steamboat Mountain Road Race
- 9 Denver Symphony Orchestra
- 14 Tour de Steamboat Bike Race and Mt. Bike Tour

Ongoing Events

Steamboat Springs Rodeo Series — Colorado's largest Pro/Am rodeo series happens every Friday and Saturday night from June 20 to August 23.

Dinner Theatre — Every Friday and Saturday night during July and August.

A Summer Festival of Music - A variety of classical, contemporary, and jazz performances from July 4 through September.

Bingo — Every Friday night at the V.F.W.

Steamboat Summer — Things To Do

River Raft Trips
Horseback Riding
Hot Air Ballooning
Hayrides with Dinner
Wilderness Pack Fishing Trips
Guided Fishing Trips/Fishing Schools
Bicycle Rentals/Guided Bicycle Tours
Square Dancing
Float Fishing Trips
Horseback Steak Dinner Rides
Sailing and Boating at Steamboat Lake State Park
Jeep Tours
Llama Trekking
Scenic Airplane Flights
Hot Springs Mineral Pool and Hydrotube Slide
Golf — at the 9 hole Steamboat Golf Club or the 18 hole Robert Trent Jones, Jr. designed Sheraton Course.
Tennis — at your lodge or at various courts available to the public
Hiking in our abundant National Forest Land
Tubing on the Yampa River
Soaking in the Strawberry Park Natural Hot Springs

Steamboat Summer — Things to See

Fish Creek Falls
Trend of Pioneers Museum
Steamboat Arts Council Art Shows and Musical Performances
Steamboat Lake State Park/Hahn's Peak Village
Buffalo Pass
Flat Tops Primitive Area
Mount Zirkel Wilderness Area

Sheraton Elects for Year Round Steamboat Marketing Program

Ed. Note: The following article is taken from the STEAMBOAT PILOT of May 5, 1986. It appears that the Steamboat Sheraton Village Hotel — the premiere hotel & convention center in the Steamboat area — has elected to participate in a major "make it work" program for Steamboat which is spearheaded by actions of the Steamboat Ski Corporation. Coupled with bold action plans for other key developments, the Upper Yampa Valley is undergoing some major positive changes which should substantially strengthen the future of this area. These activities bode well for an eventual high quality development at STAGECOACH. For additional information contact Arthur Berg, director of Marketing, Sheraton Village Hotel, PO Box 774-808, Steamboat Springs, CO 80477 (303)879-2220. Ask to be put on the mailing list and tell your friends too.

The Steamboat Sheraton Village Hotel's summer marketing plan for 1986

is now getting under way with a \$200,000 direct mail and advertising blitz.

The implementation of the plan follows the Boston-based Sheraton Corporation's March 17 announcement that their Steamboat hotel would remain open for the summer of 1986 and subsequent summers.

The hotel closed its doors for the summer of 1985, citing a drastic drop in convention bookings. This resulted in both local resentment and a lawsuit by the Steamboat Ski Corporation, which sold the facilities to the Sheraton Corporation in 1979 with the understanding that the hotel remain open each summer.

The Sheraton's current plan calls for a 70,000-100,000 piece direct mail effort, to begin in early May and continue throughout the summer. The mailing effort will target not only travel agents and individuals who have made recent inquiries about the Sheraton's facilities, but every past Steamboat Sheraton guest, regardless of whether they stayed there in winter or summer.

ter or summer.

Sheraton's past summer business has come from Colorado Front Range vacationers. About half of its newsprint budget will be spent placing ads in a dozen newspapers from Fort Collins to Pueblo. This effort will total over 200 "insertions," which refers to the number of times the ad is actually run.

Both advertisements begin "Find out what goes on at a great ski resort in the summer!" reflecting one of the new advertising campaign's main efforts: to get skiers to return in summer.

Anyone who requests further information will receive the Sheraton's new four-panel, four-color brochure detailing the area's opportunities for golfing, rafting and hot air ballooning. The folder will include information on Sheraton packages, as well as a map and directions to Steamboat.

Although two distinct audiences being targeted by this summer's campaign are families and golfers, Berg is quick to

clarity that that includes all "vacationers," meaning singles, couples and the elderly.

One advertisement calls attention to family-oriented activities such as white water rafting, hot air ballooning, horseback riding, hiking and biking.

The other advertisement targets golfers by playing up the Sheraton's Robert Trent Jones designer golf course.

For the first time, the Sheraton will offer tee times to guests of other lodges, as well as the public. Preferential tee times will be given to club members and Sheraton guests, then guests staying elsewhere and the public. Time will be reserved for all four groups, Berg says, so no one will be turned away.

On whether the expansion of the Hayden airport will help Sheraton business, Berg becomes excited.

"Absolutely," he exclaims.

The Sheraton's summer season will extend from May 23 to Sept. 22.

Rocky Mountain Airways Bought by Texas Air

Ed. Note: Texas Air, a major airline holding company who owns Continental Airlines and who is negotiating to purchase Eastern Airlines, has just purchased Rocky Mountain Airways. This move has the potential to strengthen air transportation into the Steamboat Springs area. The following article, from the May 8, 1986 Steamboat Pilot, provides details of the transaction.

Texas Air Corp. agreed Friday to purchase Rocky Mountain Airways and loan the financially-troubled regional carrier at least \$2.5 million in working capital, while the acquisition is being finalized.

"For the time being, our schedules and methods of operation will remain the

same," said Jay Marrs, Rocky's Steamboat station manager. "Nothing is going to change overnight."

For now, ticket prices will not change and special commuter tickets, bought 10 at a time for a reduced rate, still will be honored, Marrs said.

In the long run, predicted Marrs, the sale may actually improve Rocky's Steamboat service. Being part of Texas Air will bring greater "upper-management expertise" to Rocky and give the airline "more clout" in the industry, Marrs said.

"Rocky Mountain management believes an association with a major carrier is in the best interests of Rocky Mountain, its shareholders and the cities it serves," company officials agreed, in

a prepared statement.

Rocky currently is running two roundtrips daily between Bob Adams Field-Routt County STOLport in Steamboat and Denver's Stapleton Airport. Service is scheduled to increase to three roundtrips daily beginning June 15.

Using Stapleton as its "hub" airport, Rocky's destinations or "spokes" include communities in Nebraska and Wyoming, as well as Steamboat, Aspen, Vail, Colorado Springs, Alamosa and Pueblo.

"Rocky Mountain has experienced recent losses because of low fares brought about by intense competition in the Denver market, and has experienced greatly increased needs for capital," said Rocky's May 2 press release. In addition

to the \$2.5 million loan, Texas Air "may agree to loan additional amounts" to Rocky, "while the acquisition is pending."

Texas Air owns Continental Airlines and is awaiting federal approval for its purchase of Eastern Airlines. The Eastern acquisition, if upheld, will make Texas Air the nation's largest air carrier, in terms of revenue-producing passenger miles.

Although Texas Air's stock price has doubled to above \$30 a share since last fall, the corporation lost \$6.5 million during the first quarter of this year. Continental itself posted a \$13.6 million loss and Texas Air officials have blamed the red ink on fare wars.

Digest of Board Meeting Minutes

November 18, 1985

7:30 p.m. at Holiday Inn Denver.

Board members present: Dunn, Dashow, Guinn, Hollemon, Kanoldt, Saterdal, Forbes, Attorney Fine. Absent: Kauffman, Snoden. Guests present: Bob Barrows, Eagles Nest Townhouse Assoc., Eric Glanz, Morrison W & S District.

Previous minutes approved as submitted.

I. TREASURER'S REPORT:

Forbes reported a balance of \$8,932.13 in the bank. We need to know the status of 1985-86 dues and assessments collected to date, but this was not made available. Forbes to report on this breakdown by next meeting.

II. COMMITTEE REPORTS:

A. Architectural Control review by Hollemon & Dashow on Eagles Watch improvements made, Sky Hitch cleanup, and Southshore Lot 139 eyesores. Project I & II initial compliance efforts have been started by sending Rex Pleistick/Robbie Robinson a copy of our manual for review and monitoring, and notifying them to cleanup the place. It was noted that the old Woodmoor sales office was sold to John Meyer who plans to put up a convenience store after applying for re-zoning to commercial. More manuals need to be printed now, and perhaps revised for future use by the committee.

B. Legal report by Art Fine on status of road construction and litigation. South/Shore/Morningside. New offers made to the county based on time, cash, and lower gravel and

construction costs have not produced any response yet, partly due to insurance company problems. Fine has scheduled a full conference before the judge to try to work it out prior to filing a definitive court action.

Horseback/Highcross road construction: Roads are in place — graded and dirtwork, but gravel will go in next spring, thanks to efforts of Herb Hollemon. Two contractors have done a good job so far. Attorney's bills for this action have been OK'd by the Court to be paid by the county.

III. OLD BUSINESS:

A. Reservoir: Status reported by Saterdal that John Fletcher needs a statement from us detailing the breakdown in assessments paid into the Special Escrow Fund for his further use in Washington, DC. Debate on issues continues and a full report on congressional action will appear in the Stagecoach Express.

B. Eagles Nest Association reported by Guinn/Barrows on the handling to TV Dish — positioning in common area and shielding from view. They are handling each installation on an individual basis within the context of the Architectural Control Manual.

C. Budget: It was moved to form a committee of Forbes/Dunn to come up with a proposed budget

for 1986 that could be used to control costs within the limitations of dues and other revenues this year. This will be reviewed by next meeting.

D. Computerized program of Association financial reports and individual propertyowners accounts was discussed. Dashow to go ahead and workup a proposed format on his IBM computer in Chicago for review by next meeting. Invoicing is highly desirable for dues and assessments. It was approved to spend up to \$500 initially for this work, which hopefully would be implemented by May.

E. Newsletter: Co-editor Saterdal discussed items to be included in next issue, which hopefully would be out some time in December.

F. The Annual Meeting in July is planned for Thunderhead. More planning and suggestions to be discussed next meeting.

IV. NEW BUSINESS:

A. Hunting on property was reported by Hollemon, in spite of 9 signs nailed up, and need for enforcement next year was discussed, in spite of forest service access through BH II. It was suggested that someone like Herb be designated to alert the sheriff's office in summer to coordinate enforcement efforts during the hunting season next year. Signs that work best are official-looking "no hunt-

ing-trespassing-enforced" screws onto metal. Hollemon to check costs and design for 25-50¢ next year.

B. William Collister's letter restructuring Morrison Creek S District bankruptcy status discussed. Eric Glanz said that according to their attorney Sharp, there is no way to re-hearings and get out of debt other than the present 'blind-setup until all bondholders are satisfied. This is in part due to class-action suit by bondholders against underwriters S Brothers alleging misrepresentation and securities violations associated with original bond. The cost of retiring bonds is from 25 to 50 cents/dollar of value, so that the time until District becomes debt-free is increasing into the 1990's.

D. Eric Glanz's letter suggesting installation of cattle guards at CR #16 and No Hunting sign prevent cattle and people access his yard and subdivision was discussed. Discussion concluded no money available for this pose, but perhaps the cattle tract should be reviewed to vent this from re-occurring Horseback or elsewhere as people enter the area.

Next Board Meeting set for February 10, 1986 at 7:30 pm at Holiday Inn Sports Center in Denver.

February 10, 1986

7:30 p.m. Holiday Inn, Denver

Board members present: Dunn, Dashow, Saterdal, Guinn, Snoden, Hollemon, Kanoldt, Attorney Fine present, Absent: Kauffman and Forbes. Guests present: Rich Saterdal (computer consultant).

Previous minutes approved as submitted.

I. TREASURER'S REPORT: Missing

II. COMMITTEE REPORTS:

A. Architectural Control report by Dashow of committee meeting to discuss 2 applications received for approval on lots #29 & #61 in Eagles Watch. One application by Mashburn aka Ozark Rwy Sply in 12/85 was incomplete without forms or fee and was returned using a new Form Letter of cordial welcome, notification of procedures, requesting compliance with the manual and urging re-submittal. The second recent application by Majestic Log Homes for Newberry was complete except for soils test/topo map which were promised in the spring. It was agreed to review after questions of excavation, roofing, trashbox shielding were answered and approved subject to a satisfactory soils test submitted to the county. Enforcement problems discussed of persistent eyesores: Gary Gillette's re-parked van on roadside in Eagle's Watch; South Shore abandoned 2 cars/ugly green shack on Lot #139; Erik Glanz's exposed TV dish on resurveyed Horseback common area. The approach by Eagles Nest Association to positioning & shielding of TV dishes on an individual basis was reported by

Guinn as showing promise in handling the problem and merits consideration in revising the manual explaining how it can be done, as well as re-emphasize the policy on tree-removal in general. Projects I & II must be reminded to maintain grounds & building exteriors so as not to let the area become run down as in the past.

Initial attempts by Hollemon to help Eagles Watch PO's organize the formation of a small improvement district for problem roads & culverts has not met much success. Fine remarked that the amount of money to bring roads up to county specs for subsequent maintenance by the county is small enough for a district to do the job for maybe \$100/lot owner. Lastly, Guinn reported on John Meyer's plans for minimizing eyesores of gas pumps on his newly approved commercial site and the need to address this problem by all associations involved in the future. Dunn remarked the lack of commercial guidelines in Woodmoor's covenants leaves this matter uncontrollable.

B. Legal report by Art Fine on status of road construction and litigation. Highcross road construction: County had \$32,000 funds available, but actual costs totaled \$40,000. The difference was made up personally by Herb Hollemon because of his proximity, need, and kindness and faith in the project. Fine suggested the Board send a letter to the 64 lot owners appraising them of what has been done there

that potentially enhances the value of their lots, asking them for a fair share contribution to assist Herb in lessening the shortfall. He will prepare a rough draft from President Dunn to send to these PO's.

South Shore/Morningside Litigation: Fine reported considerable work done with Hollemon in evaluating & balancing the county's response to settlement with cost estimates from contractors. We are very close to settlement with a proposed deal of \$250,000 from county's insurance carrier, plus a favorable rate for gravel, plus use of county equipment to handle the gravel from the county's supplier, plus a favorable rate on piping for 2 culverts. Guinn and Snoden emphasized the importance of getting the wording of subsequent county maintenance responsibilities in winter/summer before any agreement is made. Fine is optimistic it can be done this summer based on reactions of the county attorney.

C. Recreation report is promised for next meeting by Snoden.

D. Newsletter reported by Dashow saying in response to need for more timely announcement of the Annual Meeting in July he and co-editor Saterdal are working on a May 1 publication schedule that will ensure the issue reaches PO's in plenty of time this year before the meeting. It will be mailed first class.

III. OLD BUSINESS:

A. Computerization of Association records. Dashow presented initial

work done on his IBM PC w/ popular stock acctg program suggested format for Treasurer's periodic reports financial status. Choice must be made between stock vs. customized format. This is determine determining whether the most important needs will fit early in stock program.

The most urgent immediate is to be able to invoice an dues/assessments and produce statement of lot owner account a later date. Integrating this general ledger program will give clearer picture where the mon coming from and where it sh be going — something we don't yet know for sure.

Programmer Rich Saterdal asked to help find useful "cam programs, and he reported some options available with ad tags and disadvantages. S software is cheap (\$200-\$500) adaptable, but requires time to develop and maintain. A good counting program won't sort additional information we want later. A good data base term may sort information OF but not handle accounting or r ing labels easily. Customware do everything we want but \$2000-\$3000 price tag may be much to justify this soon.

Dunn suggested we contact borough park about possible a tation of their custom prog which already includes our 1825 lots instead of paying 1 \$2/name for upkeep. Rich

(Continued on p. 4)

Digest of Board Meeting Minutes

(Continued from Page 10)

- further investigate this and IBM-compatible programs, cost, capacities, and try to balance our important needs (and wants) with what's available and report back to Dashow and the Board for a possible decision at next meeting.
- B. Reservoir status was reported by Saterdal reviewing the basic positions of those agencies involved. Fetcher of Upper Yampa Water Conservancy District wants total drawdown for 100% working reservoir. MountainAir opposes that view entirely. The Bureau of Land Reclamation requires full pooling in its grant provisions. The Colorado Water Conservancy and recreational agencies would be highly against any drawdown in their legislative provisions. Saterdal fears the need for compromise in Washington with Fetcher may make the reservoir totally unacceptable to recreational interests unless a rescue plan is available. He asked for the Board's thoughts on this. Morrison Creek Water & Sanitation District is very outspoken on its desire for recreational pooling. Saterdal states that if Fetcher cannot get the money he needs from Washington's Bureau of Reclamation, he will sell the water to someone else, but if a developer came up with the money or the State bought up the remaining pool the problem would be solved. Since MountainAir is making substantial concessions on its land for Fetcher's Environmental Impact Statement, Saterdal feels very strongly about his position on pooling level.

IV. NEW BUSINESS:

- A. Signs. Hollemon reviewed enforcement efforts against hunters which he started last year with partially good results even without help from county officials. To prevent hunters this fall from ruining new and existing roads in Horseback, HighCross, Morningside, South Shore, and Black Horse II, he suggested more signs go up in September just before hunting season begins and come down in spring. Fine suggested Hollemon call Sheriff Tim Welch this year to discuss the matter and get cooper-

ation. Metallic signs are most effective and are easily bought for \$1 each. Dashow moved for Board approval of 50 signs (\$50) bought for use this fall. Hollemon also suggested 2 permanent informational signs go up on new High Cross road leading to his ranch to prevent hunters from roaming his property & show visiting PO's where to find him for local tours: one would identify Hollemon Ranch and other indicate Dead End — No Forrest Access.

- B. Stetson Lease. Fine reported conversation with Frank Stetson asking for lease renewal. Since lease is year-to-year, should we renew it? Reference made to Pilot article on livestock at large issue & increased danger to people in vehicles driving through Stagecoach (Secy note: and increased liability to POA). Problem involves old open range law, required POA to fence out cattle rather than Stetson fencing them in. Motion passed directing Fine to renegotiate lease for \$3500 again this year, with understanding that if previous problems of stray cattle on PO lots persists, we won't renew next year.
- C. Morrison Creek Water & Sanitation District: Discussion led by Saterdal on cooperative efforts between boards to improve communications and offer help where needed. Dunn moved to have atty Fine contact Tom Sharp as to how this could be done.
- D. Annual Meeting Preplanning: Dashow reported arrangements made for July 19th meeting in Christie Room of Thunderhead Lodge at no extra cost, provided 15 accommodations made by PO's at special rates. A pool-side cocktail party is planned afterwards with cash bar & hors d'oeuvres at a \$300 approved budget. A larger turnout is anticipated because of more advanced planning and timely newsletter announcements. More activities to be hyped up for whole weekend. Discussion of now-traditional picnic at Saterdal's cabin and property touring focused on some new additional twists to last year's scheduled activities: Guilan suggested taking more pictures for newsletter; Fine & Snoden suggested making horses available

again for general touring or possible breakfast wagon rides thru property; Hollemon asked for more help from other boardmembers in giving general tours while he Fine, & Dashow show more remote areas to PO's away from roads. Dashow suggested temporary signs be placed in practical areas along new roads to help PO's quickly locate own lots with maps without waiting for boardmembers. Kanoldt offered to make up lots of cheap wooden

signs that he would put up with Hollemon/Dashow the day before meeting. Dunn directed they work out a plan to report on at next boardmeeting in May.

E. Misc: Brief discussion on need to give Treasurer Forbe smore help in sweeping PO Box of letters, info requests and checks more often.

Next Board Meeting to be on Monday, May 19, 1986 at 7:30pm at Holiday Inn Sports Center in Denver.

Survey of Property Owners' Issues and attitudes

To keep the Association informed on owners' attitudes and wishes, a survey will be sent out annually and results published in the EXPRESS. Please take the time right now to fill out and return this survey to:
Editor, STAGECOACH EXPRESS
P.O. Box 31740 — Aurora, CO 80041

- Name _____
- Current address _____
Tele. _____
- Property in your name:
Lot No. _____ Subdivision _____
- Are your current ('85) taxes paid? Yes () No ()
If no, explain: _____
- Are your current ('86) dues paid? Yes () No ()
If no, explain: _____
- What are your present plans? Hold () Build () Sell ()
Buy () Other (explain): _____
- If you plan to build, estimate when this will be:
'86 () '87 () '88 () '89 ()
- Which of the following conditions would be needed, if any, for you to consider starting to build on your lot in the next 2 years.
() roads by my lot
() sewer by my lot
() electricity
() water
() telephone
- Do you favor the creation of an Improvement District in your subdivision in order to assess owners' equitably:
(a) for roads. Yes () No ()
If no, explain: _____
(b) for sewer and water? Yes () No ()
If no, explain: _____
(c) for utilities? Yes () No ()
- Should the Association hire full or part-time bookkeeper?
() Full () Part-time () None
- Any other comments you wish to make?

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 HOME-OWNERS 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.

5 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. \$6.00

4. REPORT ON LONG RANGE PLANNING SEMINAR. The results of the first organized attempt in August, 1984 to quantify cost estimates of constructing various amenities in each subdivision are available in this comprehensive report. This is an excellent starting reference for all PO's interested in future costs of development in each area.

22 pp. \$5.00

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 1986.

8. A special recreational packet is available on hiking, horseback trips, balloon rides, rafting, fishing, golfing, camping, boating in Steamboat, Stagecoach, and Routt County just for the asking.

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

COMING EVENTS & IMPORTANT DATES

ANNUAL MEETING:

Saturday, July 19, 1986. Steamboat Springs, CO, at Thunderhead Lodge. 9:00 a.m. Registration, tour, picnic, meeting, cocktail party.

NEXT BOARD MEETING:

August 16, 1986. 9:30 a.m. Sheraton, Steamboat Springs, CO.

NEXT PLANNING SEMINAR:

August 16-17, 1:30 p.m. Saturday, 9:30 a.m. Sunday, Sheraton, Steamboat Springs, CO.

TOPICS IN FUTURE ISSUES

Winter recreational activities at Stagecoach & Steamboat
Status of Bankruptcy Proceedings — Morrison Creek Water
& Sanitation District.

Profiles in courage — a look at the lives of early residents of
Stagecoach.

Board members' vignettes — who are they?

Annual Survey of Property Owner's Issues & Attitudes



PROPERTY OWNER'S ASSOCIATION

Post Office Box 31740, Aurora, Colorado
80041

ADDRESS CORRECTION REQUESTED
RETURN POSTAGE GUARANTEED

POSTMASTER: DATED MATERIAL — DELIVER AT ONCE

FIRST CLASS
U.S. POSTAGE
PAID
PERMIT NO. 979
DENVER, COLO.