



# Express

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Spring 2011

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Created by: Ann Holmes



**Chase Preston, 5, flies down a sledding hill on Sunday February 28, at Stagecoach Reservoir. The reservoir played host to a Cure Your Cabin Fever day, which included hot chocolate, sledding and ice fishing lessons. Photo by Joel Reichenberger, Steamboat Pilot & Today.**

## Manager's Report

*By Ken Burgess*

### Use of Vacant Lots

Stagecoach lots are designated as "Residential Lots" to be used for residences only. Storage of material prior to building a residence has been restricted. The Stagecoach Board of Directors may adopt the following policy which, in accordance with our Governance Policies, could become effective 20 days after the April Board meeting.

**"Campers, Motorhomes, Boats, Trailers and Personal vehicles are permitted on vacant unimproved lots for no more than 30 days in a calendar year, unless otherwise approved. For purposes of this Policy, the terms "Lot" and "Residence" shall have the same definition as in the Stagecoach Declaration of Covenants, Conditions and Restrictions ("Covenants"). For purposes of this Policy, an "Unimproved Lot" is a Lot without a Residence.**

**The storage of Boats, Trailers, Campers, Motor Homes, and other Motor Vehicles on an Unimproved Lot for less than 31 days in a calendar year, that have a current license and that are not used as a place to sleep, shall not constitute a violation of Article V Section a. of the Covenants ["Lots shall be... used only for Residences] or a violation of Article V Section f. of the Covenants ["no trailers of any type shall be placed or kept on any Lot unless such trailer is in an enclosed garage."]. Nothing in this policy shall prevent an owner from seeking permission for a temporary residence during construction of a permanent residence pursuant to Article V. section f. of the Covenants.**

The Board will hear public comment, if any, at the April 16, 2011, meeting – 9 a.m. at the Stagecoach fire station.

## Manager's Report continued

## Real Estate Corner

### Logging Status

We have applied for two separate grants, one state and one federal, to help us with logging the beetle killed trees. The logger, Inter Mountain Resources, is still taking useable trees for their mill in Montrose. The grants, while expected, have not yet been approved and we may be delayed past the mud season.

We will, however, push forward to obtain access permission and liability waivers from property owners to make sure we have member agreements for the logging. We are hopeful that the cost to members will be negligible but we will have to see the final grant(s) to be sure.

### Taxes

Because of member interest, this article from the winter newsletter is repeated.

Some of us may be anticipating a reduction in property taxes due to the decline in property values. The county assessor warns that the tax bills coming out in January are still based on market activity occurring between July of 2006 thru June of 2008, with an effective appraisal date of June 2008, and that, per State Statute, current market conditions can not be considered in appealing this value. Under Colorado law all property is reassessed every two years.

The next reassessment looks at market activity for the next 24-month period, or July '08 thru June, 2010. A *Notice of Value* will be mailed to everyone in May of 2011 stating what the new level of value is for your property for tax years 2011 & 2012 (payable in '12 & '13). While values will decline significantly from the current assessment levels, some of the taxing entities have voter approved mill levy credits. A decline in the actual tax bill may not be in direct proportion to the percentage drop in your valuation. However, given the dramatic drops in value seen for Stagecoach, the assessor does predict that most property owners will see a considerable drop in their actual tax bill for 2012 & 2013 – particularly on vacant parcels.

### Nordic Track

The Nordic track in the southern subdivisions has seen considerable use in this first year and many skiers have experienced that area for the first time. Areas that the Board will review to improve the experience include expanded parking, signage, dog control, additional trails and snowmobiling.

While cost is always an issue there seems to be good return on our investment in terms of membership enjoyment and public exposure to SPOA.

### Board Appointment

The Board of Directors has appointed Kimi Lehman to serve out Don Alpert's term. A Stagecoach resident and state park employee, Kimi brings significant interest and knowledge to our Board.

### Annual Meeting

The annual meeting of the members is scheduled for 9:00 am July 30, 2011 at the SOROCO High School. Breakfast will be available at 8:00 am and lunch when we break late morning.

### By Stephanie Fairchild

The following information comes from the Steamboat Springs MLS, as reported from December 1, 2010-March 1, 2011. The sales activity is about the same as the previous three months, and as you will see from the description below, the overwhelming majority of the activity is on foreclosed or distressed properties.

There were five vacant land sales, plus one vacant land sale is currently under contract (a sale is pending.)

These sales included two bank-owned sales in South Shore that sold for \$10,000 each; a parcel in Morningside that sold for \$10,000; a bank-owned lot in Middle Creek at Stagecoach that sold for \$28,000 and a bank owned 35-acre parcel in Greenridge Ranch that closed for \$182,500. The one sale that is pending is a listing in Horseback II. The asking price is \$65,000 – we won't know the sale price until closing.

There were also eight residential sales, plus three that are under contract. All but one were bank owned. These sales included three Stagecoach townhomes that sold for \$68,000 - \$70,000; a home in Morningside that closed for \$154,500; a home in Horseback that sold for \$225,000; a home in Eagles Watch sold for \$249,999; and a home in High Cross that sold for \$262,900. The only residential sale that was not bank owned was a short sale (the bank accepted an offer that was less than what they were owed on the loan) and it closed for \$2,000,000. That's not a typo. The home sold for \$2 million. It is a luxury home in the private Meadows at Stagecoach subdivision.

The residential sales that are pending include a bank-owned home in Red Hawk listed at \$214,900, a home in Blackhorse listed at \$399,000 and two short sales. The short sales are a Stagecoach townhome listed at \$70,000; and a home in Overland listed at \$497,200.

Stagecoach is a vast and varied area and as these recent sales show, properties down the road can be entirely different from each other.

Another interesting piece of information is the amount of inventory on the market right now (as of March 7). The MLS reports 41 residential properties for sale and 143 vacant land parcels for sale in Stagecoach. That is quite a bit of competition and to state the obvious, we still have a buyer's market.

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## Stagecoach Property Maintenance



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**David Demos**  
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# Aquatic Nuisance Species Program at Stagecoach Park

**By Senior Ranger Kathleen Fischer**

Due to budget cuts to the state wide Aquatic Nuisance Species Program, we have been forced to make changes to the ANS program at Stagecoach State Park.

For Summer 2011, the Morrison Cove boat ramp will be opening May 13 and closing September 12. The boat ramp and inspection station will be open Friday, Saturday, and Sunday with inspections available from 8 a.m. until 8 p.m. It will be gated closed to all boat access Monday-Thursday throughout the season.

The Marina boat ramp will have inspections available seven days a week from 8 a.m. until 8 p.m. and the boat ramp will remain open for the pre-inspection program.

This decision was based on data collected throughout the summer 2010 season that showed a high cost for keeping the Morrison Cove boat ramp open during Monday-Thursday. Gating the Morrison boat ramp during the week will continue to support the statewide pre-inspection policy.

We are still looking into possible funding options, including funding through the newly developed Friends of Stagecoach State Park group, that may allow us to keep Morrison Cove open throughout the week. We will also continue to explore the option of having docks/mooring available in Morrison Cove.

Opening and closing of boat ramps, and hours of operation are subject to change. For the most current boating schedule, please visit [www.state.parks.co.us](http://www.state.parks.co.us).

The Friends of Stagecoach State Park group has recently held an organizational meeting. Watch for information about this group's upcoming meetings. If you are interested in helping with this new organization, please call Tonja Elkins, 736-8410.

## Land Sale Scam Reported

As many of you are probably aware, there are companies that are contacting land owners in Stagecoach saying that they have a buyer for your property. They are using several different company names, and the scam varies, but in general they say that you can sell your property all you need to do is send payment for title insurance up front. Please do not send money to anyone! If there is a legitimate buyer, tell them to send you an offer. Odds are that you will never see an offer/contract because there is no buyer, just someone with an account where they want you to send money.

## Stagecoach Delivery Offered

**By Stephanie Fairchild**

Did you know that the new restaurant, Munchies, delivers to Stagecoach? I was so excited to have a hot pepperoni pizza delivered to my door (in the middle of a snowstorm.) Munchies also started serving breakfast. And Dino's, which was the store in the gas station, is now Mountain Market and is sharing the Munchies location at 202 S. Sharp Ave.

There is also a new coffee store with breakfast and lunch called Kiwis (this is instead of the coffee bar/health business) in the Dovetail Design building on Main St.

And don't forget the new Sumatra, which serves Thai food for lunch and dinner, plus still serves donuts and breakfast burritos as Judy's Donuts in the mornings.

If you like BBQ, then Rachel's BBQ is the place for you. Rachel's serves breakfast, lunch and dinner.

## Water District News

Morrison Creek Water District is developing its own in-house GIS system. This will create a database for all the Districts assets. This will include as-built maps of all the districts infrastructure, LIDAR mapping, maintenance records, etc.

Information from Routt County's GIS system such as platting, zoning roads, etc., will also be integrated into the system. All of this information will be able to be manipulated in different layers.

Accurate location of all the water and sewer lines, hydrants, valves, manholes, etc will be obtained with a super accurate +/- 2' or less GPS unit to be incorporated into the system. "I think this project will result in long-term benefit for all Stagecoach residents and property owners, District Manager Steve Colby said.

If you have any questions, please call Steve Colby.

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# Approved Board Meeting Minutes, October 2, 2010

The Board of Directors of the Stagecoach Property Owner's Association met on Saturday, October 2, 2010, at the Stagecoach Fire Station for their regularly scheduled quarterly meeting.

Members Present: Sue Kimes (President), Ann Holmes (Secretary), Don Alperti, Tonja Elkins, Tom Watts (Vice President), Stephanie Fairchild, Amy Kopischke, Ken Jones (Treasurer)

Public Present: Tony Stich, Corky Fischer, Manuel Castillo  
President Sue Kimes called the meeting to order at 9:00 a.m.

## Minutes

**Motion:** Don made motion to accept the July 24, 2010, minutes. Amy seconded to accept, the motion was approved.

## Treasurer's Report

**Motion:** Ken Jones moved to accept the check register. Sue seconded and the motion passed.

He noted that things are positive but SPOA still needs to be cautious with spending.

## South Shore Parcel B Report

Tom Watts reported that Parcel B is owned by the Upper Yampa Conservancy District. The mailbox/trash/recycling proposal to Upper Yampa has moved to talks with Stagecoach Park. A sublease and plot plan were developed. As of a week ago, word is that the park does not want to sublease. The option on the table now is to remove that plot from the park. The Bob Weiss, attorney for Upper Yampa, is reviewing the sublease. Bottom line, SPOA is waiting on approval and it does not look like there will be any construction or money spent in 2010. The plot is the one after the access to the boat ramp on the south shore. Sue asked Tom to e-mail a map to board members.

## CC&R Process Change Report

Ken reported that a second meeting is in order to get approvals on CC&R changes. Sally, Ken and Tom have talked about the best way to proceed. Could individual subdivisions meet and vote on their needs? Tom does not believe it is possible because all of Stagecoach is under one declaration. SPOA does have the option to go to the district court to request amendments to the declaration but it requires many steps including hiring a lawyer and a 33.3% approval. Tom recommends that the process is too expensive to make the specific changes we have talked about thus far. Tonja noted that the SPOA declaration is unusable as it stands. If SPOA could get a document that allows SPOA to function as board representing a membership then SPOA could function effectively and efficiently. SPOA has been struggling with this problem for 35+ years.

Tom spoke up about the importance of proper communications that speaks to SPOA constituents. First, SPOA needs to get an e-mail address for all members. Next, someone needs to take charge of detailing the structural changes SPOA needs for the declaration. Tom offered to take on the structural change suggestions and work with Ken to develop a plan by November 15 with Tonja and Frank. Tonja suggested that SPOA open up talks and invite anyone who would like to contribute. Ken asked that SPOA get some sense from the membership about support for structural changes before spending a lot of money on legal action. Sue asked Ann to head up an effort to get membership email addresses. Tom offered up some names of members who have

offered to call people—this will lead to effective gathering of emails. Tony Stich offered to make calls in his subdivision. Jean Stetson is also a source. Sue also recommends that SPOA formulate a privacy policy.

## Other CC&R Items:

### Chipper & Splitter

Ken recommends getting rid of the chipper due to liability and minimal use. He thinks SPOA can get about \$9,000 for the used chipper. He recommends purchasing another splitter for about \$1,500. Corky and Manuel are currently volunteering their time to manage the chipper and there are costs. SPOA is currently charging \$30 per day for use of the chipper (costs over \$200 a day to rent from Steamboat). Tom recommends that we raise the fee significantly and seeing about the demand.

**Motion:** Tom moved that SPOA retain the chipper but raise the fee to a reasonable fee sufficient to cover the maintenance. Don seconded. Discussion followed. Corky and Manuel will be reimbursed for any expenses related to the chipper and they will track usage. Usage requirement are that the chipper must be used only in this valley. A vote was taken and the motion passed with one opposition.

### Logging

Tony noted that there is a local logging company and recommends putting something in the newsletter about the company. Sue recommends that Ken and the fire department work on any other logging issue.

### Road Maintenance

Corky is asking the board to support road maintenance by the county. There is a county meeting next week. Ken and Corky will attend the county meeting. One question is who owns the title to certain roadways. Is it "common area?" Ann said that the county would not take responsibility for a roadway unless they are brought up to county road specs. SPOA needs to speak up on behalf of members. Sue recommends that Corky get with Ken and Tom to make a concise and strong argument for the county meeting.

### Trails Report

Amy spoke about the Alpine Trail & Design proposal for "the summer trail." Their proposal would flag out a trail at \$575 per mile and is considering approximately 5 miles (about \$2,400). The flags (stakes) would be exactly where the trail would go, not just the corridor. Amy has not heard back from Johnny Spillane about "the winter trail" but hopes to speak with him soon. The Nordic "winter trail" and the "summer trail" paths will be on the same corridor. SPOA has already approved \$2,000 for the "winter trail."

**Motion:** Amy made a motion that SPOA accept this proposal from Alpine Trail & Design for a trail scope between 4 & 6 miles and reallocate the \$2,000 from previous (July 2010) approvals as well as an additional of \$2,000 in funds if needed by approval from the president to put in stakes. Stephanie seconded. The motion passed.

### Manager's Report

Ken reported on the "winter trail" for cross-country use. He recommends that SPOA go ahead this winter. The cost of a snow packer is \$1,500 for SPOA to own. You need to pack a few times early in the season (\$50 per loop) and then a couple times after snowfalls. Dave Keller would do this. Ken asked for a \$2,600



# October Board Meeting (continued)

budget for this winter for the packer and to maintain this trail.

**Motion:** Ken Jones moves to approve to accept Ken's request and Tonja seconded. Ann asked for a map of the winter and the summer trail plans. Tom asked about a parking lot near the Sky hitch entrance. Ken said there is some plowed space for parking. Ken will put something on the web site and in the December newsletter. A vote was taken and the motion passed.

Ken reported on high speed Internet. DSL is now available to southern subdivisions.

Ken reported on covenant issues.

The Taber issue is now in compliance.

A 4-wheel vehicle is currently stored on a residential lot without a residence. Ken wants to send notice to the resident that it is in violation of covenants. Sue asked that Ken follow the process by going through Sally. Tom asked that he have a chance to speak with Sally also before sending a notice to make sure we have an enforceable violation. Ken asked that the ARC take over these kinds of decisions about violations. Ken reported that Frank and the ARC are willing to take this on and make a decision for the association. If it is still ambiguous then SPOA needs work with legal council.

The Carr property is currently taken care of and everything is gone but Tony noted that there is an advertisement that may indicate that horses could be back on the property at some point.

The neighbors have complained about trash on Ute trail.

The Kraus property has been sold. Ken is working with the bank to clean up the property.

Frank is working on the Nichelson fence on Coyote Run.

Ken reported on his employment proposal. The key items are that he would like to close the Oak Creek office, move to his home office, become an independent contractor and move his annual salary to \$18,000. He estimates that SPOA could save about \$11,000 per year.

**Motion:** Don moved that SPOA approve the proposal as Ken outlined. Ann seconded. Tom asked that we not move Ken from an employee position to an independent contractor. Tom asked that we talk to Sally and ask her opinion. Tom and Tonja noted that there may be liability concerns by not having the manager as an employee. Don asked that we hear Ken's objectives—Ken doesn't want his hours defined, he doesn't want to travel to Oak Creek, and he wants to be an administrator not a decision maker. Tom asked that we not define the hours. Friendly amendment to the motion is that the manager position remains an employee position pending the president's review. The amendment and motion passed.

## Committees

Ken noted that the rules committee is now the ARC and Frank is on board.

Ann is heading the newsletter committee but needs help and the board asked Stephanie to help—she agreed.

The Forestry Committee is currently made up of Manuel and Corky.

Wittermire is proposing additional development. Sue noted that she has not seen any proposals on this, so Ken will copy her on Planning Department developments.

## New Business

**Motion:** Tonja made a motion about snow maintenance on South Shore roads. She proposed a \$2,000 cap to hire a contractor for those days with 12" of snow or more to allow for access in the

mornings. She is proposing using South Shore dues. Tom made a motion to approve the motion and Sue seconded. Ken counseled the board to be careful about uniform subdivision decisions by the board. Maintenance is problematic. Sue suggested an alternative of the neighbors coming together and agreeing to put aside money and paying a contractor directly—keeping the board out of the decision. Tonja then asked for the motion to be tabled.

Tony asked about the data from the installation of the sewer trunk line for Young's Peek. Ken reported that he spoke to Stahl but the data was not separated. He will speak with Tony separately.

## Adjournment

Next meeting was set for Saturday, January 8, 2010, at 9 a.m. at the firehouse.

Don notified the board that he is stepping down from the board. He and his wife will be spending much of their time out of state and he doesn't feel he would be an effective board member from a distance. Sue accepted Don's resignation with regret. Sue asked that we post the opening on the web site and that board members speak with Ken or her about ideas for a replacement.

There was a motion from Ken Jones and a second by Amy Kopischke to adjourn the meeting at 11:55 a.m. The meeting was so adjourned.

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and one position up for re-election.  
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If you are interested  
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suekimes@hotmail.com with a  
brief bio and your vision for Stagecoach.

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