



Express

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Spring 2013

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Ann Holmes, Editor



Students from Soroco Middle School planted trees at Stagecoach State Park on May 8.

Stagecoach Park tree planting is May 22

This year the Yampa Valley Sustainability Council (YVSC) will be planting in Stagecoach State Park on Wednesday, May 22. YVSC has been working with the Park staff to define priority areas, and **most importantly the council is reaching out to the local community to gather support to plant trees at the park.**

The event has also evolved to include a youth stewardship component to ensure the long-term survival of the trees. In 2012, YVSC's Sustainable Schools Program and Colorado State Forest Service educated our local youth on how to care for the planted seedlings. Student groups then watered and cared for the trees through the summer. In the fall, the 6th grade Science School surveyed the trees to evaluate survival rates and growth. As part of the training for the youth organizations, the students are educated on local forestry issues and scientific practices for monitoring the health of the seedlings. Please do not hesitate to call with questions and **GET INVOLVED!**

Contact: Carolina Manriquez 970-879-0475 or

cmanriqu@lamar.colostate.edu.

Every year since 2010, the YVSC has partnered with the Colorado State Forest Service to reforest sections of Routt County for the ReTree Steamboat event by planting thousands of sapling trees in areas that have been recently cleared of beetle-killed trees.

In recent years, additional days of planting have been added to the event. In addition to the main event June 9 at Steamboat Ski Area, the team this year has chosen Stagecoach State Park to receive 60 larger trees to provide protective cover for recreational users, provide bird habitat and create a solid root system to help prevent erosion.

On May 22, native trees — including blue spruce, ponderosa pine and Rocky Mountain juniper — will be planted primarily around campground areas to help block wind and provide shade in spring and summer for those who visit the park.

Until the trees are grown, monitoring and regular care is planned, and seasonal park staff as

(Continued on page 2)

Logging Update

The logging of trees killed by mountain pine beetle concluded in February. At the conclusion of the project, SPOA had cleared 178 acres of dead trees. The project ended up costing approximately \$178,000. This cost was paid for with approximately \$85,000 coming from SPOA funds; \$84,000 from a grant from the Colorado State Forest Service; and \$9,000 coming from SPOA members who were wanting their entire lot cleared. We regret that we were unable to get to all the owners lots who wanted to 'opt-in' for this work. The cold temperatures in January significantly slowed down operations.

SPOA has applied for another grant, which, if funded, should allow us to complete the removal of the majority of the remaining beetle killed trees in the SPOA subdivisions. We anticipate that with this grant, if awarded, we will be able to maintain the rate of \$430/treed acre for owners to get this work done. Additionally there have been significant improvements in the timber market that should help lower costs for future work.

ReTree Stagecoach (cont'd)

(Continued from page 1)

well as recreational users will provide watering. In addition to watering buckets and signage, half of these trees will receive a slow-watering system that captures rainwater and releases it slowly into the roots.

The 2-year-old seedling trees will need watering throughout the first season after planting and perhaps beyond. There also will be a need for protection of the seedlings against porcupines, so park officials will provide materials to establish porcupine barriers and protect the viability of the seedlings. If the seedlings reach a 60 percent survival rate, the ReTree group later would return to plant more native trees.

Volunteers are needed to help dig holes, plant trees, mulch trees and set up the watering devices from 8:30 a.m. to 1 p.m. May 22. Volunteers should bring closed-toed shoes, comfortable clothes, a water bottle and sunscreen. Snacks and water will be provided. Volunteers should meet at the Stagecoach State Park office at 8:30 a.m. Those who are interested in carpooling can contact Sustainability Council Executive Director Sarah Jones at sarah@yvsc.org or 303-338-6981. The parking fee will be waived. Register for the Stagecoach planting by contacting Jones.

Volunteers also are needed for another ReTree event on June 9 at Steamboat Ski Area, where hundreds of volunteers and master gardeners will help plant 1,000 trees. For more information, visit www.yvsc.org/retree.

Volunteers from both events are invited to the June 9 ReTree barbecue at the base of the ski area.

Real Estate Update

By Kerry Eaton

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

Vacant Land

There was one vacant land sale during the first quarter of 2013. The sale was in Meadowgreen, lot 81 which sold for \$27,000. Currently there are 108 lots on the market starting at \$3,800 up to \$995,000 (large parcels).

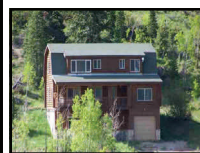
Condos and Townhomes

There were three sales during the first quarter of 2012. Two Stagecoach Townhomes sold: one for \$72,900 and the other for \$76,900. Both were bank owned properties. One sale in Wagon Wheel sold for \$59,900 and was also bank owned. Currently there is 1 Eagles Nest Townhouse on the market listed at \$199,000 and 1 Stagecoach Townhouse listed at \$150,000. Both townhomes are privately owned.

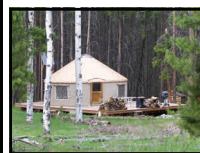
Single Family Homes

There were 4 sales the first quarter of 2013 and one pending. Two homes in Red Hawk sold: one for \$210,000 and the other for \$266,000. One home sold in Morningside for \$379,000 and one sold in Eagles Watch for \$379,500. The pending sale is in Meadowgreen and is a private owner. One of the sales was a short sale and three were private sales. Currently there are 16 homes on the market starting at \$249,900 up to \$1,800,000. Of those 16, two are being offered as a short sale, two are bank owned and the remaining are private owners.

The bank owned properties are no longer dominating the market and the inventory is down which will help bring normalcy to our real estate market. Keep in mind if you are considering selling you still have to price your property realistically in order for the property to appraise. Interest rates are still low and the local employment opportunities are improving which will help our real estate market continue to recover.



31370 Shoshone Way
\$370,000



Yurt on 5 acres
\$65,000



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Kerry & Dave Eaton

Broker/Owner

970.736.1000

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Lot 73 Morningside
\$5,000



MF Lot 35 South Shore
\$30,000



SPOA *Annual* Meeting of Members: July 27, 2013

SPOA *Special* Meeting of Members: June 15, 2013

Vote on Proposed Change in Dues Assessment Date: July 6, 2013

By Tom Watts, SPOA Board President

Annual Meeting

The annual meeting of the members of the Stagecoach Property Owners Association will take place on Saturday, July 27, 2013, at the South Routt County (SOROCO) High School, 305 S. Grant Avenue, in Oak Creek, Colorado. I encourage you to attend and participate.

Last year we had a lively, and sometimes testy, discussion concerning the proposed dues increase. I don't expect this year's agenda to generate the same level of passion. But we have plenty of things to discuss and, as always, it is good to hear from the members. Registration starts at 8 a.m. If you are planning to visit your property this summer you may want to consider planning your visit around the annual meeting. Usually, the weather at the end of July is about as good as it gets and the long days encourage boating on the lake and hiking and biking in the valley. If you would like to camp on your property, please contact the General Manager, Ken Burgess (970) 736-1036, to arrange for a permit. He can then explain the restrictions imposed by Routt County and the State on fire building and certain other activities.

Special Meeting

In addition to the annual meeting, we have scheduled a special meeting of the members for 9 a.m., Saturday, June 15, 2013, at the fire station in Stagecoach, 23655 CR16. The only purpose for this meeting is to discuss the proposed covenant amendment. In January we sent each of you a copy of the proposed amendment to the special assessment section of the Stagecoach Covenants. A copy of that proposed amendment will be sent to you with the official notice of Special and Annual meetings. The January mailing also included a ballot for you to either approve or not approve the proposed amendment. To date, the owners of 808 lots have voted to approve the proposed amendment and the owners of 246 lots have voted to not approve the proposed amendment. Under Colorado statutes and the terms of the Covenants, we need additional responses in order to either approve or not approve. So, we have scheduled a meeting for June 15 to allow members who have not yet decided on the issue to hear a presentation on the proposed amendment and ask any questions they may have. If you cannot attend the meeting but have questions about the proposed amendment, please feel free to email me at tomwatts@hawaii.rr.com, or call me at (808) 695-6288.

If you have not yet submitted your ballot, please do so, since every ballot makes a difference. If you have lost your ballot and need another copy, please notify me or the General Manager, Ken Burgess, and we will see that you receive one.

Vote on Dues Assessment Date Change

I also wish to inform you that the SPOA directors have tentatively approved a change in the dues assessment date from February 1st of each year to September 1st of each year. For reasons lost to time, the dues have always been assessed in February of each year, even though the fiscal year for SPOA begins each year on September 1st and runs until August 31st of the following year. What this means, in practical terms, is that the Association is always borrowing from capital improvement reserves to cover operating

expenses during the first five months of each fiscal year, and then repaying the reserves once dues are collected in February and March. This makes it very difficult to budget for capital expenditures. If the dues assessment date is changed to coincide with the start of the fiscal year, then we should be able to pay operating expenses from the dues as they are collected. This, in turn, will allow us to assess our capital reserves at the start of the year and make an informed decision about what projects we can afford to undertake during the year.

In order to change the dues assessment date, the directors must tentatively approve the change and then give notice to the members of the proposed change before a final vote is taken. The letter announcing these 3 important dates constitutes the required notice.

The next directors meeting is scheduled for 9 a.m., Saturday, July 6, 2013, at the Stagecoach fire house, 23655 CR16. At that meeting the directors will formally decide whether to change the dues assessment date to September 1st of each year. As with every directors meeting, you are welcome to attend and participate in the discussion. If you cannot attend the meeting but wish to be heard on this issue, feel free to email the General Manager, or me or any of the other directors.

Soliciting New SPOA Board Members

SPOA is seeking to identify members who may be interested in serving on the Board of Directors for Stagecoach Property Owners Association (SPOA). It is anticipated that there will be three director positions open for election at the annual meeting in July. The director position is a 3-year term with obligations that include participation at board of directors meetings and annual meetings. We are seeking highly motivated individuals who are excited to help move Stagecoach forward and may be willing to help lead some targeted projects in addition to director responsibilities. If you are interested please contact Robert Skorkowsky at robert_skor@hotmail.com or by telephone at 970-819-8980.

Community Happenings

Taste of South Routt — June 30: at Decker Park; family fun
4th of July in Yampa — pancake breakfast; parade; family games; cowboy polo at 4 p.m. on Main Street.

Oak Creek Community Garden — The OCCG has grown to become a participant-based, 100 per cent volunteer organic veggie growing patch bursting at the seams! It is located next to the ice rink on Nancy Crawford Blvd. in Oak Creek. Come down for a visit anytime and see what's sowing, growing, and offer some growing wisdom, or take some home! All of the veggie beds are spoken for this year, however, to meet community needs, plans are in the works to expand it next year within whatever means possible. Please contact Chloe at oakcreekgarden@gmail.com if you have inquiries and/or are interested in a bed. You will be put on a waiting list or you can just build another bed somewhere down there with the help of yourself and others!

Approved April 6, 2013, Board Meeting Minutes

The Directors of the Stagecoach Property Owners Association (SPOA) met on Saturday, April 6, 2013, at the Stagecoach Fire Station for their regularly scheduled quarterly meeting.

Members Present: Tom Watts (President), Skip Moyer, Mike Koponen, Tonja Elkins (Vice President), Arthur Fine, Robert Skorkowsky, Ken Jones (Treasurer) and Ann Holmes (Secretary)

Staff Present: Ken Burgess (General Manager), Corky Fisher (Project Manager)

Also Present: Tony Stutch

Tom Watts called the meeting to order at 9:04 a.m.

Public Comment

Tony Stutch read a statement regarding his understanding of the fiduciary responsibility of the Board regarding the Horseback Road Fund. He made several demands. His first demand is that the directors reimburse him from the Horseback Road Fund for his cost of installing electric lines in portions of Horseback, in 2007, in the amount of \$113,910.84. His second demand is that the directors recover from Horseback lot owner Kim Wright the sum of \$11,823.60 previously disbursed to her from the Horseback Road Fund to reimburse her for approximately 60% of the cost of improving a portion of Seneca Trail to Routt County road standards. There was no other public comment.

Ratification of 1/12/13 BOD Minutes Email Approval

Motion: Ann made a motion to accept the January 12, 2013, meeting minutes including emailed corrections as published in the newsletter. Art seconded and the motion passed.

Ratification of Appointment of Moyer as ACC/Rules Committee Chair

Due to the resignation of Frank Murphy earlier. Tom asked Skip Moyer to take on the chairmanship of the ACC/Rules Committee. He accepted.

Motion: Tonja moved to accept the appointment of Skip Moyer as the ACC/Rules committee chair. Ann seconded. The motion passed.

Skip reported that two others have submitted resignations. Skip then noted that Rene Muller who lives in Morningside would be willing to serve on the ACC.

Motion: Skip made a motion to appoint Rene Muller to the ACC. Mike Koponen seconded. The motion passed.

Motion: Skip made a motion via email in March to delay expenditure of the \$5,000 that had been previously allocated for a Whiffle Tree Trail soil report. Mike Koponen seconded Skip's motion. Mike Koponen, Ann Holmes, and Skip Moyer voted in favor. Tom Watts, Robert Skorkowsky, Art Fine and Dave Hackett voted against. Ken Jones abstained. Tonja did not vote. The motion was not carried.

Road Building/Survey of Association Members—Discussion

Tom noted that there appears to be a divergence of opinion developing among the directors concerning the role that SPOA should play with respect to road building in the southern subdivisions. Tom felt it would be a good idea, therefore, to convene a general discussion on the matter. To insure that all the directors have the same information, the road building discussion will be preceded by reports on the current financial condition of SPOA and the status of major projects:

Ken Jones then distributed a report comparing the current cash

position of SPOA with the cash position in prior years. He also spoke about delinquent dues and compared actual collected dues to annual budgeted dues. Ken concluded that SPOA's cash position has declined and that SPOA needs to continue to "live within our means."

Tom then referred the directors to a spreadsheet, previously provided, showing income and expenses for the seven months ended March 31, 2013, and comparing those with the budgeted income and expenses. Ken Burgess spoke to each item on the spreadsheet, including the non-operating expenses and responded to questions from directors.

Ken Burgess then proposed a number of changes to the approved budget to reflect actual and anticipated additional expenses. This elicited a question as to why it was necessary to increase line item budget amounts. Tom responded that it was his understanding the purpose for setting specific line item budget amounts is to place a restriction on the spending authority of the General Manager. The policy adopted by the Board is that the Board's employee, namely the General Manager, is authorized to spend operating funds, in his discretion, for line item expenses, up to the total approved for the year for the particular line item account. For some accounts, such as "office supplies," Ken B. has already exceeded the budgeted amount, so we need to ratify those expenditures by increasing the line item in the budget. For other accounts, such as "attorney's fees," we anticipate a need for additional spending authority since we expect to undertake an aggressive program to collect delinquent dues.

Ken B. then discussed a list of previously approved non-operating expenses that he is proposing to rescind.

Robert then spoke about rescission of some of the spending previously approved for logging. In this regard, Robert distributed a report showing all income and expenses associated with the multi-year logging project. His report shows that SPOA has spent about \$6,700 less than the directors authorized for logging contracts. He recommends holding back some of those funds just in case there are any unexpected problems. He believes we could rescind approximately \$5,000.

Corky spoke about Halter Trail soil testing and road construction bids. Landmark Consultants produced road construction plans sufficient for bid solicitation at the end of March. There were six contract companies who expressed interest in bidding but ultimately only one company submitted a bid based on the bid package. Mike asked about additional costs. Corky reported that he would anticipate additional costs for surveying, material testing, quality control, permits, storm water management, disposal, possible access road damage repair and other administrative expenses. Skip asked about estimating those additional costs. Tom reported that they are obtainable. Skip brought up maintenance. Tom asked to defer that conversation. Tom asked about Kim Wright's expense on the road to her house. Ken Burgess reported that her cost was about \$33 per lineal foot, but there was some road base and other material already in place.

Corky also reported on Whiffle Tree. He has an estimate from NWCC to perform a soil analysis and provide estimated material quantities for approximately \$4,300.

Tom then gave a status report on the covenant amendment ballot: To date, the owners of 753 lots have voted yes and the owners of 228 lots have voted no.

April Board Meeting Minutes (continued)

Tom then reported on the key costs of going off the grid. Tom's costs for a photovoltaic electrical system, a septic vault, and a well were about \$45k back in 2008.

Tom then explained a proposal to solicit agreement from lot owners to build Halter Trail that could be put into motion, regardless of the vote on the covenant amendment. Under Tom's proposal, a communication would go out to the lot owners along Halter Trail informing them about the costs for building a road in front of their lots, based upon the one bid received to date, plus additional information. The letter would state a cost for each lot owner and would ask them to respond whether they would be willing to incur that cost in return for the construction of a county-standard road in front of their lot. If the board determined that the responses were sufficiently positive (based on predetermined qualifications), this positive response would trigger the next step, which would involve the drafting of a legally binding "subscription agreement." Lot owners would be asked to sign a document committing them to pay their share of the cost, on the condition that a sufficient number of the other lot owners do likewise. If a sufficient number of lot owners signed, an escrow account would be opened and a deadline would be established for paying the funds into escrow. Only if the total funds exceeded a predetermined amount would the escrow close and the funds be disbursed to fund the construction. Bids would be finalized and contracts would be signed. Tom noted that the proposed covenant amendment would significantly assist with this process (especially with enforcement) but is not required.

Robert then explained a proposal for Whiffle Tree that is similar to Tom's proposal for Halter Trail. He thinks that he should be able to interpret from Halter Trail a ballpark estimate for constructing Whiffle Tree to the county standard. He recommends sending a letter to the 48 lot owners along Whiffle Tree with a similar proposal. In addition, the letter would request that those lot owners pay for construction design documents. Corky noted that Whiffle Tree also involves cul-de-sacs.

Skip then led a discussion about road building. He is concerned with SPOA being in the business of road building but agrees SPOA should be in the business of road building facilitation. He first asked Tom about the timing—should SPOA wait for covenant amendment decision before the roads projects just discussed. Tom responded that he thinks the covenant amendment process might last well into 2014. He is concerned that the road bids currently on the table are time-sensitive and there is momentum that could be lost.

Mike is concerned that this road building is SPOA driven and not lot-owner driven. He would feel much better if lot owners had approached SPOA about these roads. Skip noted that he is concerned that without the enforcement component, individual lot owners might be upset that they end up paying but their neighbor might not. A question was also raised whether the directors expose SPOA to damage claims if we proceed as proposed. Tom responded that so long as the letters accurately report the facts, as known at the time, and as long as no spending is triggered until all cost contributions have been collected and all contracts are in place, he does not see any basis for someone to make a damage claim.

Ken Burgess stated that the next step should be to approach the Halter Trail lot owners to gauge their interest based on what SPOA has learned. If the answer is "no" then the discussion

ends...if, "yes," it may usher in a new era of road building in Stagecoach. Road maintenance should be addressed in the initial communication.

Mike asked why Halter Trail. Tom responded that a higher percentage of favorable responses from the dues increase request were from Halter Trail lot owners. Mike asked about board members who own lots. Both Art and Robert own lots on Halter Trail. Mike emphasized that full disclosure is necessary. Tom agreed. He also clarified that he has received significant positive encouragement (which he has passed on to board members via email) for road building in the southern areas.

Skip wanted to know why SPOA is spending so much money to get information. He believes in coming at these issues with a plan and an overall strategy. In Skip's view, SPOA needs to know what owners want to do. Tonja believes that the only way to encourage growth is for these properties to exchange hands. These properties need owners to be excited about building on them. Ann would like to see a general membership survey (electronically). Skip then referred to the Board Survey dated December 2012. The top two priorities noted were roads and consolidation. He also distributed a "draft letter to southern sub-division lot owners." The letter is meant to share information on what SPOA has learned thus far regarding what it might take to build on a lot—off the grid or with roads. His concept is to then gather information on what lot owners might want as far as building information and as far as consolidation. Skip noted that SPOA does not have much more than \$20K per year available each year beyond normal operating expenses.

Tom added that he does not believe that people respond to surveys accurately (often because they don't truly know what they will do for sure until it comes down to actually paying for things). Skip noted that there are many owners who just want out. Tom added that asking them if they want to build on their lot would definitely not give SPOA valuable information. Tom wants to separate this survey from the Halter Trail project he is proposing. Robert then spoke up that he agrees with an inexpensive survey but that the current draft prepared by Skip needs to be restructured—he is against surveying to get an expected response. Ken Burgess clarified that what the board is talking about is surveying to get a pulse but, as Tonja noted, SPOA's ultimate goal should be to encourage growth. He noted that reviewing where people have built in the past shows that there was something, like power lines, that encouraged peoples' interest in building.

Tonja is concerned about the integrity and thoroughness of the email list. Tom and Ann noted that southern lot owners might require a mailed survey. Art talked about the benefits of phone calling and having a discussion. Skip then talked about one result from a survey might be better understanding about how many lot owners want to sell their lots. Posting that number in the newsletter might help realtors and facilitate change in ownership. Tom said that his experience is that some people are on the fence—they could sell or maybe if they could buy and consolidate lots around them, they might be able to do something. Robert had an idea of putting something in the newsletter about how one might go about buying lots around them or building infrastructure. He also had an idea about donating land for common areas. Ken Jones suggested that the realtors who are interested in helping people consolidate and sell might be a good source of information to owners.

April Board Meeting Minutes (continued)

Action on Budget, Road Building and Survey Proposals

Tom then asked for votes on the previous discussions.

Motion: Tom made a motion to authorize sending a letter to the lot owners adjacent to the 4,280 linear feet of Halter Trail for which we have received construction plans notifying them on the status of our efforts; and asking them if they would agree to pay a sum of money as a form of approval to construct that road along Halter Trail. The board would approve the amount of money solicited from each lot owner before the letter is sent out. Ken Jones seconded the motion.

A discussion followed. Art noted concern about proceeding without the covenant amendment approval. Tom and Robert noted that the motion is only for a letter. Tom will draft the letter and send it to the board for discussion and approval.

The motion was approved.

Skip decided to defer a motion or action about sending out a membership survey.

Motion: Robert made a motion to authorize utilizing SPOA funds to send out a letter to the Skyhitch II property owners in the Whiffle Tree road development project area for the purpose of sharing information and seeking replies regarding interest in implementing a project that would bring Whiffle Tree Road to County road standards. The mailing will include a stamped addressed envelope for returning the reply—the form of the letter to be approved by the board before being sent. Tonja seconded the motion.

A discussion followed. Skip asked about how Robert would come up with an estimate. Robert responded that he would use County data and a rough estimate from Landmark in combination with the Halter Trail estimates. Tom clarified that SPOA has already approved \$5,000 for soil samples.

Tom asked Robert and Tonja to delay a vote on their motion. They both agreed.

Motion: Skip made a motion to rescind the \$5,000 previously allocated for engineering studies on Whiffle Tree. Mike seconded the motion.

A discussion followed. Robert reminded the board of the discussion with Josh Voorhis during the last board meeting about the need for more information. Skip does not think it is necessary to spend \$5,000 before the letter is sent. Tom agrees that it is possible to gauge the interest on Whiffle Tree without the soil samples and even if we were to have the soils analysis done we would be far from being able to state an accurate figure for road construction costs.

The motion passed with 5 approvals and 3 disapprovals.

Robert then withdrew his motion. Tonja approved.

Motion: Robert made a revised motion for SPOA to authorize utilizing SPOA funds to send a letter to the Skyhitch II property owners in the Whiffle Tree road development project area for the purpose of sharing information and gauging interest in implementing a project that would bring Whiffle Tree road to County road standards. The estimate will be based on the rate developed for Halter Trail and it would be clarified that soil work and engineering work had not been done. The form of the letter is to be approved by the board before being sent out. Tonja seconded. The motion passed.

Motion: Tom made a motion to increase the line item authorizing legal expenses from \$2,500 to \$6,500; increase the

maintenance of trails line item expense from \$2,500 to \$3,420; increase the lien expense line item authorization from \$300 to \$1,000; increase the maintenance playground line item expense from \$2,600 to \$3,600; increase the meeting expense from \$1,000 to \$2,200; increase the newsletter/letters line item expense from \$2,300 to \$4,800; increase the postage line item expense from \$2,200 To \$4,200; and add a new line item expense to the budget for equipment maintenance of \$300. Art seconded. The motion was approved with Mike voting no.

Motion: Tom made a motion to reduce the contract labor line item authorization from \$5,000 to \$3,220 and increase the Wages-General Manager line item from \$18,000 to \$19,780. Mike seconded and the motion carried.

Motion: Tom moved to rescind any pending non-operating expense authorization that was made prior to January 1, 2010. Skip seconded and the motion carried.

Motion: Tom moved to rescind the prior authorization to donate \$350 to Eagles Watch for the bus shelter paint. Skip seconded and the motion passed.

Motion: Tom moved to rescind the 2011 authorization of \$4,000 for a burn supervisor. Ann seconded and the motion passed.

Motion: Tom made a motion to rescind the prior authorization of \$1,500 for an Omega Way sign. Art seconded. Ann asked for another 60 days.

Tom and Art withdrew the motion.

Motion: Tom moved to rescind the prior authorization of \$5,200 for the repair of the first Filly Trail. Ken Jones seconded. Mike asked to keep this open.

Tom and Ken withdrew their motion.

Motion: Tom moved to rescind the prior authorization of \$2,500 to repair Stampede Way. Robert seconded.

Corky noted that they still want to go forward on this.

Tom and Robert withdrew the motion.

Motion: Tom made a motion to rescind the prior authorization of \$2,500 to repair a fence at Wagon Wheel. Ann seconded.

Tonja asked to wait.

A vote was taken. Tonja and Mike voted no but the motion passed.

Motion: Robert made a motion to rescind \$5,000 of the amount previously authorized for logging contracts. Mike seconded. The motion passed.

Covenant Amendment/Directors' Meeting/Annual Meeting

Tom set the stage for the covenant amendment discussion by stating that the vote so far is $\frac{3}{4}$ in favor and $\frac{1}{4}$ against. The board should and will continue to encourage lot owners to submit their ballots. However, it is possible that we will not get a sufficient response from either the "yes" votes or the "no" votes to decide the matter conclusively. In that event, the Colorado statute known by the initials "CCIOA" provides an alternative: SPOA can petition the District Court in Steamboat Springs for court approval of the covenant amendment. In order to file such a petition, the following must be true:

1. The proposed amendment must have been provided to people in writing
2. One meeting of the membership must be called to discuss

April Board Meeting Minutes (continued)

covenant changes

3. More than 50% of what is required to approve an amendment as set forth in the covenants have said yes (for SPOA, this means at least 900 lots voting "yes").

Not more than 1/3 of the lots have voted against the change.

Tom discussed the court route: First SPOA would file the petition with the district court and notify all lot owners that it has done so. The owners would then have the right to appear in court and voice their opposition.

Tom would like to proceed on two tracks. First, SPOA should hope to get the 1476 votes needed. In the meantime, SPOA should prepare to proceed with the court route. In order to meet the requirements of CCIOA, a meeting needs to be set. He would like to set a meeting of the membership for June 15. Tom is recommending that this meeting be noticed in the newsletter.

SPOA governance requires the annual meeting occur on a Saturday in July. Tom is proposing an annual meeting be scheduled for July 27; a board of directors meeting be scheduled for July 6; and a special meeting to explain the covenant amendment request be scheduled for June 15. The governance requires a 30-day advance notice by mail of the annual meeting. Tom recommends that to be safe, that SPOA notify the membership of both the special meeting as well as the annual meeting in the same mailing (also newsletter and email notifications).

Tom noted that a fiscal year that begins in September should have a dues assessed at the beginning of the fiscal year rather than six months after the start of the year, as is now the case. Currently, the governance policies for SPOA require that dues be assessed in February.

Motion: Tom moved, pursuant to Section 6 of the governance policies, to informally approve an amendment of the governance policies to provide that annual assessment of dues be made September 1 with payment no later than October 31. Ken seconded.

Ann is concerned about the perception of the membership. Skip wondered about how to justify this to the membership. Tom noted the incredibly time consuming process required to push and pull money from reserves. It is a cash management concern. SPOA is always in the position of advancing money from reserves to fund the first six months of operations, and then paying back the reserves. As a result, the directors are never sure how much they will have available for needed capital improvement projects. Tom expects to communicate this in the letter announcing the annual meeting. Tom also commented that the budget should be set in July.

A vote was taken. Ann Holmes voted no with the rest approving the motion. The motion was approved.

South Shore Bus Turn Around/Mailbox

Tom handed out the site plans and floor plans for a mailbox enclosure at South Shore, together with a bid for construction in the amount of \$26,900 from Khristian Hewitt, a South Shore resident and contractor.

Motion: Tom made a motion to approve the funding of \$17,800 in SPOA funds for the construction of the structure and the mailboxes contingent upon Tom raising the remaining funds necessary (project total of approximately \$28,800) from the South Shore residents. Tonja seconded the motion.

A discussion followed. Ken Jones asked about the impact on

SPOA's cash position. Art asked about where mail is currently being delivered. Tom reported that some people currently get their mail at a PO box while others have erected boxes that get knocked over from time to time. Tom reported that this area was originally designed to be a gateway project for the South Shore neighborhood. Tom reported that a great deal of work has been done already and that they are hoping to add a touch of class to the area. Tom reported that there were more than enough funds for this project when the subdivision funds were separate. Now those South Shore funds are part of the general fund. So, he is coming to the board and requesting SPOA's financial support for this project. As with many other projects SPOA has supported financially (either entirely or a portion), Tom is requesting that the board approve some financial support for this project. Tom quoted Dave Hackett about creating a Stagecoach style. He believes this project could be a way to see what a Stagecoach style might look like. Skip is more concerned about reserve funds. Tonja noted that the project looks unfinished as it stands.

Ken Jones asked Tom to amend the motion to state "SPOA funding of 50% of the project not to exceed \$17,800." Tom and Tonja agreed. A vote was taken and the motion was defeated.

New Logging Project – Reduction of Fire Danger to Homes & Property

Robert reported on the grant application for a new logging project. He reviewed the application and matching that would occur. The SPOA lot owner dollars required in the grant equals \$53,750.

Robert addressed the need for further logging. The pine beetle trees present a safety and fire hazard. There are approximately 1,000 acres remaining to be cleared. Robert has identified about 400 acres as high priority because of homes in those areas. He is proposing that lot owners would be required to clear their lots of dead trees in these high priority areas. Lot owners could coordinate themselves or SPOA could use the grant (if awarded) to help offset the cost by coordinating the effort, or SPOA could pay for it (approximately \$1,050 per acre).

Tom commented that at this stage SPOA is far from hiring a contractor. SPOA could send out a letter telling people to clear their lots.

Tom said that a motion would need to be made for approval to send a letter to lot owners identified in Robert's report stating that their lot has been deemed to be a hazard. Tom then asked Robert to identify individual lots before making a motion. He noted that any approval on the grant should be known by mid June. Acknowledging that logging needs to occur, Tom asked that the discussion be tabled until the next meeting. Ken Burgess also asked that a draft of a letter be prepared.

ACC/Rules Committee

Corky discussed the abandoned vehicle on Maverick Way. The lot owner where the vehicle was abandoned pulled it into the right-of-way. Eventually the Routt County Sheriff ticketed the vehicle and it was towed away at no cost to SPOA.

Corky reported on Mr. Scrafford. He has cleaned up his property a bit and moved abandoned vehicles onto his yard. His dues are in arrears and he is still in violation.

Skip spoke about Mr. Kressig. He built a shed and operated a commercial operation on his property. A hearing was held at ACC with Kressig. A letter was crafted identifying the violations and how

April Board Meeting Minutes (continued)

things can be mitigated as construction on his house progresses.

Skip reported on Mr. Kidder. Skip has sent a letter spelling out Mr. Kidder's violations and there will be a hearing shortly. Corky reported that the offer made by the board to purchase the property has received no response. There may be third party ownership of tax certificates.

Skip reported a Mr. Sandlin has requested to build a home in Morningside. Corky pointed out a partially finished house that was up for sale in Morningside and Mr. Sandlin may purchase the property.

Skip reported developing ACC standards on issues like cutting trees.

Motion: Skip made a motion to publish the proposed Policy on Property Owners Cutting Beetle Killed Trees that he presented, with the idea that the policy would be formally approved at the July 6 meeting. Tom seconded.

Tom asked to remove the last bulleted item. Both Skip and Tom agreed to amend the motion. Robert asked about the 20-foot figure. Robert passed out a guide from the forest service. Robert asked to remove the sixth bullet point and replace it with the following: "Prior to any burn, the fire district requires a burn permit." Skip and Tom agreed to the amendment. A vote was taken and the policy was approved for publication, as amended by the discussion.

Skip is looking into writing up guidelines. He will be addressing items like partial structures and generators in these guidelines. He will come to the board with these.

Skip spoke about delinquent accounts. He has identified about \$50K in dues that have never been collected over the years. Mr. Dashow is an example of someone who owes a significant amount (\$7,900) who has agreed to pay most of it after having a conversation with Skip. Skip would like to have approval from the board to start calling some of these individuals. Tom believes that it does not require board action for Skip to exercise the ACC authority to collect on dues as long as the cost does not exceed budgeted line items.

Nominating Committee for BOD Nominations

Tom reported that there are three spots opening up in July. Tom is terming out. Ann and Tonja are available for re-election if

they so choose. Tom asked for volunteers for the nominating committee. Tonja volunteered but cannot serve since she could be up for reelection. Corky and Robert volunteered. Another member is needed so Tom asked Robert to ask Josh or find another willing lot owner.

New Business

Charter School — Robert reported on the email he sent out earlier. Robert reported that in his opinion, Stagecoach needs a school. Some Stagecoach residents and others have expressed interest in a charter school. Robert has started conversations. The process involves submitting an application by October for the following year. He is making an assumption that there is a broad enough interest. Robert is willing to head up a project to submit an application. Everyone but one board member expressed interest in looking into a charter school application. An interest survey is required for the application. Then an application needs to be filed (Robert recommends hiring someone to facilitate this process).

Motion: Robert made a motion to authorize spending up to \$1,500 of SPOA funds to hire Jenny Lewis to conduct an education survey to gauge the interest in the formation of a Stagecoach charter school with the results to be presented before the July meeting. The survey will include Stagecoach as well as some of the surrounding communities. Ken Jones seconded.

Tom expressed concern about spending SPOA funds to survey people outside of Stagecoach.

Robert agreed to amend the motion to be specific to the Stagecoach area. He and Ken Jones agreed to amend the motion to read, "...to authorize not more than \$800 for a survey of Stagecoach property owners." A vote was taken and the motion was approved.

Motion: Art made a motion to move into executive session at 3:40 p.m. Ken Jones seconded and the motion was approved. Art moved to exit from executive session at 4:06 p.m.; Skip seconded; and the motion was approved.

The meeting was adjourned at 4:06 p.m.

Ag, Slash Pile & Debris Burns

In preparation of spring and receding snowpack, Oak Creek Fire Dept. reminds all residents that a permit is required for all open burning except agricultural and the definition of Ag burning is very specific.

Green-up may be underway in grasses but brush and timber may not yet be in green-up. The dead vegetation in grass and brush will carry fire through green plants and can pose fire control issues.

The window for burning slash piles may close sooner than anticipated and there is a chance we could see burn restrictions again this year. The Routt County burn restriction ordinance has been updated and beginning this year, instead of the Sheriff, the District Fire Chief will have the authority to issue exemptions when restrictions are in affect.

If you have questions or need to renew an existing permit, please contact the District Fire Chief @736-8104 or by email: chief@oakcreekfire.org.

Stagecoach Charter School Survey

The Stagecoach Property Owners Association has initiated a Stagecoach Charter School survey to gauge interest within the Stagecoach community in forming a charter school in the Stagecoach area.

This survey looks at the main factors, such as number of children and ages, where they live, and what type of school might interest them. If there is adequate interest, then taking subsequent steps including completing a charter application and associated feasibility evaluation may follow.

This survey is designed to help determine whether there is sufficient interest in moving forward. Those who are interested may add their contact information, which will be used to form a working group if there is sufficient interest.

Please complete the survey at the following link: <https://docs.google.com/a/zirkel.us/spreadsheet/viewform?formkey=dExiby11S2dYXzNVMlpuY2I0eDFwUUE6MQ>

Water District Rate Hearing

By Steve Colby

The Morrison Creek Metropolitan Water and Sanitation District needs to plan for the maintenance of its system. This includes approximately 65,000 feet of water line and appurtenances, 70,000 feet of sewer trunk line, 8 wells and 4 well houses, 2 booster-pump stations, sewage lift station, and the first unit of the wastewater treatment facility. Much of this infrastructure was sized for the expected growth ahead. The estimated replacement value for this infrastructure in 2013 dollars is in the \$30 to \$35 million range.

It is now more than 40 years since the original infrastructure was installed. This means that most of the original infrastructure is past its expected useful life. New water supply sources will be extremely difficult to obtain. Our water rights are an almost irreplaceable asset. In addition to our wells the District has water storage contracts in the Stagecoach and Yamcolo reservoirs.

Because of the dramatic decrease in the overall assessed value (TAV) of all property in Stagecoach in recent years, the District has realized a decline in its property tax revenue. This year another decrease in the TAV is anticipated. This will result in another permanent ratcheting down of the District's property tax revenue. Because of the combined effects of the TABOR amendment and the statutory 5.5% limit on any increase in property tax revenue, these decreases become permanent and are not erased even if there are substantial increases in the TAV in the future.

The Board of Directors of your District is planning to conduct a rate hearing in August to discuss options for the future. There are two issues:

First, to what extent should current service rates be adjusted to maintain and replace the existing infrastructure? The District has spent close to \$250,000 in the last two years rehabilitating approximately 4,000 feet of large diameter sewer interceptor. Another 4,000 feet is anticipated to be lined this summer. Several wells and the wastewater treatment plant are in critical need of replacement.

Second, to what extent should the mil levy be increased or authorized to be increased to maintain existing levels of income. To prevent a further permanent decline in property tax revenue, a voter approved increase in the mil levy cap will be required. Voters narrowly rejected this option in November 2012. The Board is considering another attempt to get voter approval this coming November. The option of acquiring new debt or borrowing to fund necessary capital replacement or repair requires voter approval with the attendant delay and interim service problems.

Notification will be published when a date is set for the rate hearing and mil levy discussion. In the meantime do not hesitate to contact us with any questions you may have. The District's website is mcwater.org.

Notice of SPOA Special Meeting Saturday, June 15, 2013

There will be a meeting of the membership at 9 A.M. at the Stagecoach Fire Station. Under discussion will be the proposed amendment to the Stagecoach Covenants, Conditions and Declaration (CC&R) to enable individual member groups to bind themselves to special assessments for the purpose of funding improvements to their properties. (see page 3)

Architectural Review Committee Corner

Reminders:

- SPOA rules do not allow any of the following to be stored, placed or kept on a *vacant* lot: trailers, mobile homes, RVs, sports vehicles, commercial and/or private vehicles, etc. Permission can be granted for storage up to 120 days, but it must be requested, in writing, to the ACC.
- Any new construction or addition to an existing building must be approved. Detailed plans and an application for building must be submitted to the ACC, along with a \$250 application fee if the building is a new home.
- **SPOA Policy on Property Owners Cutting of Beetle Killed Trees**

Many property owners have taken down their beetle killed trees and removed or burned the slash generated. Some owners desire to contract to have their specific property cleared of the dead trees. In either case, the intent is to reduce the fuel load in the forest while retaining a safe and reasonably neat environment.

Heretofore, SPOA has not had a policy regarding any requirements for property owners to follow, to ensure proper treatment of debris resulting from such cutting, whether cut by the property owner or a contractor.

The Board of Directors has adopted the following policy: Dead or dying beetle-killed pine trees may be taken down using the following parameters:

- All downed trees will be limbed
- Logs may be sold or stacked in neat decks not to exceed 5 feet in height
- Slash piles are required unless the fire district approves a limited cutting, crushing and scattering of the slash
- Slash scattering is limited to 2" diameter or less pieces
- Slash piles must not exceed a maximum of 10'x10'x10' and must be at least 100' from any structure and 20' from roadways
- Prior to any burn, the fire district requires a burn permit
- Burns are limited to approved "burn days," as designated by the fire district
- Please exercise caution when burning

**SPOA Annual Meeting
Saturday, July 27, 2013
SOROCO High School in Oak Creek.
Come early for visiting and a light
breakfast starting at 8 A.M.
meeting starts at 9 A.M.**

Stagecoach Property Owners Association
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Next

SPOA Board of Directors Meeting

**Public comment requested on proposed
change in due date for annual dues
(see article on page 3)**

**Saturday, July 6, 2013, 9 a.m.
Stagecoach Fire Station**

(all owners welcome)