



# Express

A Quarterly Newsletter

[www.stage-coach.com](http://www.stage-coach.com)

Issue No °2 - Spring 2014

**President's Message**

*We are near the middle of our fiscal year so it seems appropriate to bring the membership up-to-date on the Board of Directors' activities in the first half of the year. It has been a busy time...*

Page 1

**Community News**

*General news about our community and your Association...*

Page 2

**2013 Property Tax Assessment**

*Routt County sent Stagecoach property owners their 2013 tax assessment notice in January. Read about the tax assessment and how changes have impacted your annual property taxes.*

Page 3

**General Management Services RFP**

*Changing state regulations have the Association searching for a new management company and community manager.*

Page 3

**Who Pays To Build Subdivision Infrastructure?**

*Stagecoach property owners have been asking this question for a long time. Who really does pay to build infrastructure?*

Page 4

**Board of Director Meeting Minutes**

*The Association's Board of Directors met on January 26th. The minutes of the meeting are included here.*

Page 7

## President's Message...

*We are near the middle of our fiscal year so it seems appropriate to bring the membership up-to-date on the Board of Directors' activities in the first half of the year. It has been a busy time...*

Recently, our primary focus is our effort to find a new management company or community manager for the Association. Our General Manager, Ken Burgess, has been considering retirement for a couple of years now; and with the passage by the Colorado Legislature of new licensing requirements for property association managers, Ken has decided to retire before the new requirements go into effect in July of 2015.

The Board has spent several months in developing a request for proposal document (RFP) for new management. It is currently being advertised with a reply due date of April 4, 2014. An RFP is slightly less formal than a request for bids in that it asks how a proponent would accomplish the outlined work as well as a cost estimate to do so. The Board will review the proposals, and then go back to one or more of the proponents using their proposal as a

basis for final negotiations of a contract for the services or an offer of employment. For a synopsis and information on how to obtain a copy of the RFP, see the article on page 3.

The Board continues to try to find ways to facilitate road building in the southern subdivisions. We have gone through a process to develop some realistic costs for building roads using both Whiffle Tree and Halter Trails as test examples. We then asked the lot owners who would be affected if they would be willing to pay their share of that cost to get those roads built. In both cases, we received less than a complete response, but the response we did receive seems to indicate that less than a majority of the owners would be willing to pay the price.

Along the same vein, we have circulated an amendment to the Association's covenants which would allow SPOA to assist groups of lot owners in forming an entity to accomplish any major improvement activity from building a road to installing power lines. If passed, the amendment would allow SPOA to ensure that property specific assessments for work are collected and accounted for and that SPOA could serve as the contracting entity for the work, if desired, by the lot owners involved.

President's Message &gt;&gt; Page 7

## 2014 Annual Assessment

All Stagecoach property owners were mailed an invoice for their 2014 annual assessment in December 2013. The 2014 annual assessment of \$54.10 was due on January 1st and is considered **past due** after January 31st.

If you did not receive your invoice or if you have questions about the amount owed, please contact the Association's accounting office at 970-826-1400 or email the Association at [gmspoa@zirkel.us](mailto:gmspoa@zirkel.us).

If you still need to pay your 2014 assessment, please mail your payment to:

Stagecoach Property Owners  
Association  
PO Box 774845  
Steamboat Springs, CO 80477

Please be sure to include your subdivision name and lot/unit number on your check to ensure your payment is properly applied to your account.

# Community News

## Morrison Creek Water & Sanitation District

Steve Colby, District Manager

In last springs' newsletter we recalled the history of the District and the looming challenges to replace the original infrastructure installed over 40 years ago. Over the years we have rebuilt/refurbished the two 500,000 gallon water storage tanks, re-drilled one well, drilled two new wells, rehabilitated over 8000' of large diameter sewer pipe and refurbished and recoated the wastewater treatment plant. This year we hope to rehabilitate another 4000' of 21" sewer pipe using the cured in place process. The District is using reserve funds to pay for this work. In the past 3 years the District has issued contracts totaling approximately \$500,000 for sewer line rehabilitation. Last year District Well #1 which serves the Blackhorse II subdivision was rehabilitated and relined at a cost of \$25,000. Water wells that were drilled in 1972 are now at the end of their normally predicted life and should be replaced. The estimate to replace wells is around \$250,000 each. Estimates to replace the wastewater treatment plant are in the \$2 to \$3 million range.

Your Board will continue to explore all ways to meet the financial challenges of the future. Since property tax revenue is limited by TABOR, their will be increasing pressure to find funding from other sources. TABOR requires an affirmative vote of the electorate for any kind of debt assumption by the District.

For those interested, the Board of Morrison Creek Water And Sanitation districts meets the third Tuesday of every month. You can also find more information about the district and its operation at the District's website - [www.mcwater.org](http://www.mcwater.org)

## Oak Creek Fire Protection District

Chuck Wisecup, District Chief

In preparation of spring and the receding snowpack, the District wishes to remind citizens desiring to burn slash piles to be aware of the following:

### All open burns require an Open Burn Permit

#### Open Burn Rules:

The following shall be exempt from these rules and the permitting requirements.

- Fires for instructional or recreational purposes (e.g. campfire). These types of fire require a different and separate type of permit available from the Fire District.

- Flares to indicate danger to the public.
- Agricultural Open Burning.
- Open burning of rubbish, tree stumps, painted or treated wood, dimensional lumber, excessive dirt, construction debris, and demolition debris is prohibited.
- Open burning shall only be performed when time and atmospheric conditions allow for safe burning and adequate ventilation.
- The Fire District will conduct an inspection of the open burn piles before a permit is issued. During the inspection the inspector will assign the burn a fire type and inspect the pile in accordance with the standards provided by CDPHE and RCDEH.

If you have questions or need to renew an existing permit, please contact the District Fire Chief at 970-736-8104 or by email: [chief@oakcreekfire.org](mailto:chief@oakcreekfire.org).

## Save the date... 2014 Annual Meeting

It is not too early to begin making plans to attend this year's annual property owners meeting. The meeting will be held Saturday July 26, 2014 at 9:00am at Soroco High School in Oak Creek. The meeting will include discussions about our Association and community, elections of directors, and membership voting on business matters of the Association.

More details about the meeting will be included in the next newsletter which will be sent to each property owner in June

## Serving Our Community

Are you looking for a way to help move our community forward... do you have ideas on how to improve or better our community... are you inspired and motivated to make a difference in our community? Then we have several opportunities for you to serve.

First, in the coming months the Nominating Committee of the Board of Directors will begin the process of identifying candidates to fill the three positions on our Board of Directors whose current terms expire at the annual meeting in July.

Second, the Board recently formed a long-term planning committee tasked with establishing a long range plan for the community and identifying options for achieving this plan. As this committee begins their work, they will be seeking involvement and feedback from our property owners.

Finally, the Stagecoach Express is seeking an editor to oversee the creation and publishing of our quarterly newsletter.

If you have an interest in any of the opportunities identified above or are seeking to become involved in another capacity, please contact the General Manager at (970) 736-1036 or by email at [gmspoa@zirkel.us](mailto:gmspoa@zirkel.us)

## Nordic Ski Trail

The nordic ski trail located in and around the common areas of the southern subdivisions of Stagecoach has seen increased use this year. The trailhead parking area along with maps of the trail can be found on Stirrup way in SkyHitch I. The last day the Association will groom the trail is Friday, March 14th.

The Association would like to thank all of the trail users who donated money to maintenance and grooming of the nordic trail this season with a special thank you to Cynthia and Smokey Vandergrift, who generously donated \$250. The Nordic ski trail is one of the member benefits that your Board works hard to provide each winter.

## Log Splitter

The Association is pleased to offer residents the opportunity to rent a hydraulic log splitter for use on their Stagecoach property. The rental rate is \$25 per day. Please contact Corky Fisher at 970-736-2598 to schedule use of the splitter.

## Attention Parents...

If you have a child who will be starting kindergarten at South Routt Elementary next fall and he/she is not enrolled in the South Routt Early Learning Center please either call Cheryl Sullivan at the elementary school (638-4558) or email [csullivan@southroutt.k12.co.us](mailto:csullivan@southroutt.k12.co.us). In order to start kindergarten children must be 5 years old before October 1st.

## Next Board Meeting

The next meeting of the Associations Board of Director's will be held on **Saturday, May 3rd at 9:00am** at the Oak Creek Fire Protection District station in Stagecoach.

Our quarterly Board meetings are open to all property owners and we encourage all owners who have an interest in the community to attend and participate. We look forward to seeing you there.

## 2013 Property Tax Assessment

The 2013 tax assessment notices for Routt County were mailed to property owners in late January. Many owners may be surprised to see a drop in the property taxes they owe. This decrease reflects a decrease in the assessed value of their property offset in part by a higher mill levy.

As shown in the accompanying table, the mill levy for property within the Stagecoach community increased 4.7% resulting in an incremental tax burden of \$4.09 on every \$1,000 of a property assessed value. As such a vacant lot with an assessed value of \$2,000 will pay an additional \$8.18 a year and a home with an assessed value of \$30,000 will pay an additional \$123.67. Please note that a property's assessed value is not the same as its market value. For vacant land, assessed value is the property's actual value times 29%. For residential property, the assessed value is the property's market value times 7.96%. Both the assessed and market(actual) value of a property can be found on the Assessors page of Routt County's website.

In determining the market value of property for 2013 and 2014 property tax purposes, the County Assessor uses sales data for the period July 1, 2010 through June 31, 2012. The process and periods of market value assessment for tax purposes are determined by the state.

Based on data from the study period, the assessed value of all property in the two tax districts which include Stagecoach decreased 24.3 % from \$18.8M to \$14.2M. This significant drop is primarily driven by a drop in the assessed value of residential properties. In discussing this valuation drop with Routt County's Assessor Gary Petersen, the major

contributing factor was the large number of residential property sales associated with bank owned properties that occurred during the two year assessment period. As outlined above, this

assessment period ended in June of 2012 and is therefore not indicative of current market values. The Assessors office will be completing their current market value study in the 3rd quarter of this year.

<u>Taxing Authority</u>	<u>2012 Mill Levy</u>	<u>2013 Mill Levy</u>	<u>Change</u>	<u>Per \$1,000 of Assessed Value</u>
South Routt School District	36.6490	38.5240	1.8750	\$1.88
Morrison Creek Water & San	20.0000	20.0000	0.0000	\$0.00
Routt County	14.8420	17.0030	2.1610	\$2.16
General Fund	9.8560	11.6560	1.8000	\$1.80
Open Space	1.5000	1.5000	0.0000	\$0.00
Communications	1.1640	1.3360	0.1720	\$0.17
Social Service/Horizons	1.2890	1.3790	0.0900	\$0.09
Road & Bridge	0.7330	0.8320	0.0990	\$0.10
Museums	0.3000	0.3000	0.0000	\$0.00
Oak Creek Fire Protection	9.9380	9.9380	0.0000	\$0.00
South Routt Medical Center	2.0950	2.0950	0.0000	\$0.00
Water Conservation Districts	2.0620	2.0740	0.0120	\$0.01
South Routt Regional Library	1.1340	1.1570	0.0230	\$0.02
Oak Creek Cemetery	0.1220	0.1400	0.0180	\$0.02
<b>Total Mill Levy</b>	<b>86.8420</b>	<b>90.9310</b>	<b>4.0890</b>	<b>\$4.09</b>
		<b>% Increase</b>	<b>4.7%</b>	
<b>Note:</b>				
The 2012 mill levy of 86.842 is equivalent to a 8.6842% tax rate.				
The 2013 mill levy of 90.931 is equivalent to a 9.0931% tax rate.				

## Request for Proposals to Provide General Management Services for the Stagecoach Property Owners Association

The Board of Directors is now accepting proposals for general management services for the Association. The Stagecoach Property Owners Association represents more than 1,500 individual property owners who own approximately 2,300 improved and unimproved residential lots in the development.

Currently, the management functions are performed by several entities under the coordination of the General Manager at the direction of the SPOA Board. This arrangement has been very satisfactory; however, two factors necessitate a change: (1) The 2013 passage of Colorado HB 1277 which goes into effect July 2015 requires the management of a Homeowner's Association to be licensed by the State of Colorado; and (2) The pending retirement of the Association's current General Manager.

The SPOA Board has targeted May 2014 as the tentative period for transition to the new management organization.

Accordingly, the successful proposer(s) must be ready to assume their duties in April 2014. It is anticipated that a three year contract will be issued to the successful proposer, with options for the SPOA Board to renew the contract(s) on the same terms that are applicable to the initial year's contract(s).

A copy of the Request for Proposal may be obtained by emailing: [stagecoachrfp@gmail.com](mailto:stagecoachrfp@gmail.com).

Any questions should be directed to:

Ken Burgess, General Manager at (970) 736-1036.  
Email: [gmspoa@zirkel.us](mailto:gmspoa@zirkel.us)

**Proposals must be submitted by April 4, 2014.**

### Stagecoach Express

A Property Owners Communication Published by Stagecoach Property Owners Association  
Editor: *Position Available*

**DEADLINE for the next issue:**  
**Monday, June 2, 2014**

The Board will consider articles, art work, and editorials for publication in the newsletter. To submit newsletter items, please email them to the General Manager at [gmspoa@zirkel.us](mailto:gmspoa@zirkel.us).

#### Disclaimer:

The Stagecoach Express neither recommends nor endorses its advertisers. Property owners are encouraged to seek references and meet with contractors prior to engaging their services.

#### Advertise in the Stagecoach Express

Reach over 1,500 potential customers in the South Routt County area.  
Contact General Manager at [gmspoa@zirkel.us](mailto:gmspoa@zirkel.us)





# Who pays to build subdivision infrastructure?

*The answer to this question is very simple... it is and always has been the individual property owner. The question has never been about who pays but rather how and when the property owner will pay for it.*

Whether your building your dream home on a private 160 acre ranch or buying a home in a new residential subdivision, as the property owner you will pay to construct and maintain the basic infrastructure needed to access your property and supply power, water and sanitation.

Owners and buyers of large private parcels of land clearly understand that they will be the ones making this investment. However, owners and buyers within a subdivision often believe that this investment is the responsibility of the subdivision developer and they have included it in the price of the home/lot they have purchased.

The reality is that while the developer may construct this infrastructure, they have typically done so after ensuring a long term, property owner paid funding mechanism has been put in place to secure the financing needed to fund the construction. The only "investments" the developer makes are 1) the legal fees necessary to establish the property owner funding mechanism and secure the financing and 2) the amount they pay as the property owner before selling the land/lot to individual owners. This is a relatively small "investment" which the developer recaptures in the sale price of the homes/lots they sell.

Here in lies the dilemma that Stagecoach property owners have faced for the past 40 years... the

original developer, Woodmoor Corporation, failed to construct the infrastructure. More importantly they failed to put in place the financing mechanisms necessary to fund the construction and maintenance of the basic subdivision infrastructure.

Since we can not change the past and admiring the problem for another 40 year seems rather pointless, let's begin to understand what exactly are the "long term, property owner paid funding mechanisms" that developers are using today to secure the financing necessary to construct subdivision infrastructure. In most cases, developers are using Districts; all of which are specifically defined in the Colorado State Statutes. The three most relevant to this discussion are:

**Special District** - a quasi-municipal corporation and political subdivision of the State of Colorado formed by property owners to provide necessary public services that the county or municipality cannot otherwise provide. It is essentially a tax-exempt financing mechanism used for the installation, operation and maintenance of public infrastructure. The majority of districts draw their boundaries in unincorporated county land, but residents of a municipality may be included in one or more districts. A special district is authorized to utilize a number of ways to raise revenues, including issuing debt, levying taxes, and imposing fees and charges. Examples of special districts include water and sanitation (e.g. Morrison Creek Water and Sanitation), fire protection (e.g. Oak Creek Fire Protection), recreational districts and metropolitan districts.

**Local Improvement District (LID)** - formed by the county at the request of property owners to construct improvements and assess the cost upon the property benefited by the improvements. Improvements may consist of constructing, grading, paving, pouring, curbing, guttering, lining or otherwise improving the whole or any part of any street or providing street lighting or drainage facilities in the unincorporated areas of the county. Improvements may also include constructing, installing or improving any system for the transmission or distribution of water or for the collection or transmission of sewage, or both systems. **Note:** A LID was successfully used to complete the infrastructure in areas of the Meadowgreen subdivision.

**Public Improvement District (PID)** - formed by the county at the request of property owners to make public improvements through an increase in the mill levy tax (paid by the property owner). Public improvements may consist of providing fire protection services or for the purpose of installing, or acquiring any public improvement, including, but not limited to, fire protection facilities, grading, paving, curbing, guttering, or otherwise improving the whole or any part of any street or alley, parking and off-street facilities, sewer drainage collection systems, storm sewer drainage systems, and surface drainage systems.

While the costs, benefits and mechanics of how these districts are formed and operated are beyond the scope of this article, the important thing to understand about each of these districts is they

## Infrastructure

### <<From Page 4

require the property owners to request they be formed and, most importantly, to pay for the infrastructure and services they provide. As such, they require a majority of the property owners to agree to their formation and use. This is not an issue for a developer as they form the district while they are the sole property owner and have the only vote. The challenge for Stagecoach is bringing together 1,500+ individual property owners with different expectations and needs for infrastructure to support the formation of one or more districts.

As identified above, most districts receive their funding through an assessment against the property served by the district with the most common being via a mil levy collected as a part of the owner's annual property tax. In an article that appeared in the Winter 2014 newsletter, we looked in detail at exactly where the 8.7% (2012 rate) of levied property tax paid by Stagecoach property owner goes. In that we showed that the mil levy imposed by Morrison

Creek Water and Sanitation, a special district serving the Stagecoach community, is 2% of the 8.7%. While not insignificant, the amounts collected from this mil levy and other users fees is needed to maintain and replace the existing aging infrastructure leaving little if any funding for growth or expansion. (see article on page 2)

As a way to better understand the financial burden a special district can place on a property owner, we have gathered 2012 property tax information for several Colorado mountain communities as well as two communities from the Front Range, all of which have basic infrastructure. This information is shown in the table below. In addition to the table, there is also a brief description of the community and the special district(s) which serve these communities (Note: This information was taken directly from the websites of these communities and districts). As your review this information, look closely at the basic infrastructure and other services provided by the water and sanitation and metropolitan districts as well as the mil levy rates

the property owners in these communities pay these districts.

Whether you purchased your lot with the intention of building a home or merely as an investment, its current and future value will be determined by the ability to access and utilize the property. Basic infrastructure is a key element of any developed property and the cost to construct this infrastructure is, and always has been, something that the property owner pays for. The good news is that there are many mechanisms available to Stagecoach property owners to fund infrastructure construction. As a property owners association, we are willing and able to help our owners pursue the use of these mechanisms and others. However until enough property owners demand the construction of basic infrastructure throughout Stagecoach and, most importantly, agree to make the additional financial investment necessary, most of Stagecoach will remain as it has for the past forty years and the value and enjoyment property owners will be able to realize is limited.

Infrastructure >> Page 6

2012 Property Tax Rates							
Development	Stagecoach	Catamount Ranch	Roxborough Village	WildWing	Ruby Ranch	Red Sky Ranch	Granby Ranch
County	Routt	Routt	Douglas	Larimer	Summit	Eagle	Grand
Nearest Community	Oak Creek	Steamboat Springs	Littleton, (Front Range)	Timnath (Front Range)	Silverthorne	Wolcott	Granby
School District	3.6649%	1.7217%	4.8727%	5.4686%	2.0275%	2.1362%	2.1172%
County Government	1.4842%	1.4842%	1.8774%	2.2520%	1.2789%	0.8499%	1.5155%
Fire Protection District	0.9938%	0.6217%	1.3739%	1.0595%	0.9014%	0.7553%	0.8444%
Health Services/ Disability	0.2095%	0.2095%	0.1000%	0.2167%	---	0.2023%	---
Water Conservancy	0.2062%	0.2062%	0.0657%	0.1000%	0.0310%	0.0242%	0.0298%
Library	0.1134%	0.3425%	0.4068%	0.3000%	---	0.2750%	0.2410%
Cemetery	0.0122%	0.0840%	---	---	---	---	---
Town	---	---	---	0.6932%	---	---	0.7240%
Law Enforcement Authority	---	---	0.4500%	---	---	---	---
Recreation District	---	---	---	---	---	0.3650%	---
College	---	0.3997%	---	---	0.3997%	0.3997%	---
Pest Control	---	---	---	0.0142%	---	---	---
<b>Sub-Total</b>	<b>6.6842%</b>	<b>5.0695%</b>	<b>9.1465%</b>	<b>10.1042%</b>	<b>4.6385%</b>	<b>5.0076%</b>	<b>5.4719%</b>
Water & Sanitation District	2.0000%	---	1.3266%	---	---	---	---
Metropolitan District	---	3.0000%	5.7239%	4.5000%	5.1717%	6.5000%	5.3416%
<b>Sub-Total</b>	<b>2.0000%</b>	<b>3.0000%</b>	<b>7.0505%</b>	<b>4.5000%</b>	<b>5.1717%</b>	<b>6.5000%</b>	<b>5.3416%</b>
<b>Total</b>	<b>8.6842%</b>	<b>8.0695%</b>	<b>16.1970%</b>	<b>14.6042%</b>	<b>9.8102%</b>	<b>11.5076%</b>	<b>10.8135%</b>

**Infrastructure**

&lt;&lt;From Page 5

## Catamount Ranch Routt County, Colorado

[www.catamountranchclub.com](http://www.catamountranchclub.com)

Catamount Ranch & Club is a high-end unincorporated, residential community located a few miles south of Steamboat Springs, Colorado. The community is divided into two areas, the Lake and the Ranch, and the Metropolitan District provides service to properties at both locations. The Ranch, which consists of 25 residential lots situated around the 18 hole Catamount Golf Course. The Lake, which consists of 22 cabins, 11 cottage residential lots, 40 large residential lots, and Club amenities which wrap around Lake Catamount.

**Catamount Metropolitan District****2012 Property Tax Levy – 3.0%**

Primarily responsible for the operations and maintenance of the District's roads, water treatment and distribution systems, sanitary sewer collection and treatment system at the Lake, and the dam at Lake Catamount.

## Roxborough Village

**Douglas County, Colorado – Denver Metro**  
[www.roxboroughcolorado.com](http://www.roxboroughcolorado.com)

A unincorporated, multi-subdivision community nestled along the breathtaking foothills just southwest of Denver, where Award winning golf courses are just around the block and pristine state parks are within walking distance from your back porch.

**The Roxborough Village Metropolitan District****2012 Property Tax Levy – 5.7%**

District provides the basic infrastructure of public improvements necessary to serve the general community including irrigation, drainage and storm facilities, street improvements, park and recreational facilities. The District has no employees and all operation and administrative functions are contracted.

## WildWing

**Larimer County, Colorado – Front Range**  
[www.wildwingliving.com](http://www.wildwingliving.com)

WildWing is a new home neighborhood located on Timnath Reservoir just east of Fort Collins. This residential neighborhood offers escape from city chaos while remaining close to its conveniences. In addition to the convenient location and spectacular setting, WildWing boasts a host of remarkable amenities including: lakefront living with 2.5 miles of Timnath Reservoir frontage; lake and mountain views; neighborhood park and playground; planned neighborhood pool; paved trails that will connect to the planned town trail system; planned 21-acre

Timnath park complete with all-purpose recreation areas; and close to Harmony Club, Ptarmigan Country Club, and Highland Meadows Golf Course.

**WildWing Metropolitan District****2012 Property Tax Levy – 4.5%**

The district provides planning, design, acquisition, construction, installation, relocation, redevelopment, financing, operation and maintenance of public infrastructure improvements and facilities necessary to develop the WildWing Development. Public infrastructure includes: 1) Streets, safety protection improvement such as street lights and signage, drainage and storm water facilities and parks, which will be transferred to, operated and maintained by the City of Timnath; 2) Sanitary sewer improvements, which will be transferred to, operated and maintained by the Boxelder Sanitation District; 3) Potable water facilities, which will be transferred to, operated and maintained by North Weld Water District; and 4) Greenbelts and open space, swimming pools and related recreational facilities including detention ponds and non-potable water facilities necessary to service District greenbelts and open spaces, which remain in District ownership for ongoing operation and maintenance.

## Ruby Ranch

**Summit County**  
[www.rubyranch.com](http://www.rubyranch.com)

Ruby Ranch is a unique gated community located just outside of Silverthorne, Colorado. The Ranch itself is roughly 500 acres with 54 home sites and over 200 acres of common meadows and forest. Ruby Ranch's equestrian facility captures the true essence of Colorado mountain living and provides access to over 180 miles of trails in the Eagle's Nest Wilderness.

**Willow Brook Metro District****2012 Property Tax Levy – 5.2%**

Serves Ruby Ranch and is responsible for the maintenance of the roads, water system, and operations of the ranch.

## Red Sky Ranch

**Eagle County, Colorado**  
[www.redskyranh.com](http://www.redskyranh.com)

Red Sky Ranch and Golf Club currently includes a limited number of home sites to complement the Tom Fazio and Greg Norman-designed golf courses. Ranging in size from one to 13 acres, the home sites have been generously spaced to retain the classic Western atmosphere inherent to the ranching history of this land and to take advantage of their miles of views. Property owners are invited to join the private Red Sky Golf Club extending a variety of social events, tournaments and private golf play on two unique courses. Additionally, owners in the Red Sky Ranch community have the exclusive opportunity to join the Bachelor Gulch Club, offering season ski passes, slope-side valet parking, private on-mountain dining and access to the spa

and fitness center at The Ritz-Carlton, Bachelor Gulch.

**Red Sky Ranch Metropolitan District and Holland Creek Metropolitan District****2012 Property Tax Levy – 6.5%**

These two districts work jointly to provide water services, wastewater services, roadways, storm sewer and mosquito control in the Red Sky Ranch area. Red Sky Ranch Metropolitan District is the "finance district" in a dual district structure whereby RSRMD has and will continue to finance the construction and operation of the infrastructure for the Red Sky Ranch subdivision. Holland Creek Metropolitan District is the "service district" and as such, will use the funds received from Red Sky Ranch Metropolitan District to pay the costs to acquire, construct and equip the facilities, provide for their operation and maintenance and utilize the facilities to provide services including water and wastewater services, street maintenance, storm water and mosquito control services as well as certain administrative services.

## Granby Ranch

**Grand County, Colorado**  
[www.granbyranch.com](http://www.granbyranch.com)

A four-season mountain community nestled in the Rocky Mountains and located just 90 miles from Denver, Colorado, and 20 miles from Winter Park, Colorado and the western entrance to Rocky Mountain National Park. The resort and community is home to family-friendly skiing at Ski Granby Ranch, world-class downhill and cross-country mountain biking at Bike Granby Ranch, as well as Golf Granby Ranch, an 18-hole championship mountain golf course. You'll also find private, gold-medal fishing, and family dining at Granby Ranch Grill. Granby Ranch offers the ultimate family mountain community with a variety of green-built and mountain-inspired cabin, condominium, and single-family home neighborhoods.

**Granby Ranch Metropolitan District and Headwaters Metropolitan District****2012 Property Tax Levy – 5.3%**

These districts work jointly to provide water services, wastewater services, roadways, and transportation services in the Granby Ranch area. Granby Ranch Metropolitan District is the "finance district" in a dual district structure whereby GRMD has and will continue to finance the related costs of infrastructure (primarily roads, water, and sewer) for the community. Headwaters Metropolitan District is referred to as the "Service District". It is responsible for the installation of infrastructure and ongoing operations for the entire community. This includes administration and management, road plowing and maintenance, and transportation services for the community. **NOTE:** The Granby Ranch community is made up of a total of ten special districts to allow for the phased development of the various subdivisions in the community.



# Quarterly Board of Directors Meeting

Stagecoach Fire Station  
January 26, 2014

**Board Members Present:** Dave Hackett (President), Mike Koponen (Vice President), John Troka (Treasurer), Skip Moyer, Art Fine, Tonja Elkins, and Ben Mahrle

**Staff Present:** Ken Burgess, Corky Fisher

**Owners Present:** Tony Stitch, Tom Watts

Dave Hackett called the meeting to order at 9:00am.

## Ratifications

**Motion:** John made a motion to ratify the approval of the October 26, 2013 meeting minutes. Tonja seconded and the motion passed.

**Motion:** Ben made a motion to ratify the approval of the statement "SPOA accepts the new grant proposal to pay up to \$3000 in sale prep and administrative costs for a grant of \$7050 and at least three opt-in private lots at \$150 each. Additional opt-in lots will be accepted until completion

of the 15 acres." Skip seconded. The motion passed with Art abstaining.

John noted that the net cost to SPOA is \$3000 because the loggers will be paid by SPOA and then SPOA will get money back from the state. John wanted to clarify that private lots will need to be approved for the grant each time. The forest service approves each additional acre beyond the 15 acres. Ken has spoken with Bret Brown from the forest service and Bret has agreed to pay for the additional acres.

**Motion:** John made a motion to spend no more than \$470 per acre not to exceed what is accepted by the state. Skip seconded the motion. The motion passed with Art abstaining.

Corky clarified that a private lot owner who wants logging through this program would need to pay SPOA the \$150 for mapping and flagging.

**Motion:** John made a motion to access each owner opting in \$150 per lot to cover the fee for mapping and

flagging to be paid in advance of logging. To the extent that the owner does not pay, logging will not start. Mike seconded the motion. The motion passed with Art abstaining.

## Treasurer's Report

John pointed to the previously distributed financial reports. He specifically noted the increase in the operating expense and the dues increase that cover those numbers. Skip asked if there had been any issues with the new billing. John reported that things are going smoothly. Art asked about the line item, "land" and John commented that he is getting clarification on that item. Ken thinks it might be Horseback Common Area 5 that is owned by SPOA.

Corky asked about the wood chipper. Ken reported that it was reported to the insurance company but it did not reduce the premium. Tom Watts asked about the income statement and specifically labor expenses. John

clarified that labor expenses include all labor expenses (payroll taxes, workers comp, etc.) for the two employees (Ken and Corky). Tom warned that "contract" employee status can be tricky. Dave confirmed that SPOA is aware and carefully considering contracts.

John noted that property assessments in general have gone down in the Stagecoach area. He reminded the group that the assessment timeframe goes back to June 2012. The next assessment will include the period from July 2012-June 2014.

John then spoke about the proposed change of SPOA's fiscal year. He reminded the group that the annual assessment cycle is fixed by covenants, whereas the fiscal year is outlined in the Association's by-laws. Changing the fiscal year will require a vote of the membership. A vote to change the by-laws to match the Association's fiscal year to a calendar

**Board Minutes >> Page 8**



## President's Message

<<From Page 1

The voting on this amendment will close on March 31, 2014. To date the vote stands at 824 for and 255 against the amendment. Although this vote shows an overwhelming support (more than 75%) among those who have voted, the "turn out" of voters is insufficient to amend directly through this process.

The Colorado State Legislature has recognized the lack of participation in homeowner association votes to amend covenants and by-laws as a statewide problem and addressed it in the Colorado Common Interest Ownership Act. In the Act, there is a

process whereby a Board of Directors can go to District Court to have an amendment accepted if certain criteria are met in the original vote. Those criteria have been met with the current amendment vote. The Board will decide on whether or not to proceed with court action after the vote closes.

If you have not voted and would like to do so, please contact Ken Burgess at 970.736.1036 or [gmspoa@zirkel.us](mailto:gmspoa@zirkel.us) for the appropriate form. The proposed amendment can be viewed through a link on our home page at [www.stagecoach.com](http://www.stagecoach.com).

The Architectural Control and Rules Committee have been busy with several cases in various stages of resolution. These cases take an enormous amount of time and energy and we are blessed with a persistent and thoughtful committee.

Additionally, the Committee has been aggressively pursuing collection of overdue assessments which for the

Association represents a receivable of over \$50,000.

We also spent considerable time and effort this fall on a new State grant opportunity to continue our wildfire fuel reduction work. A combination of tight time frame, tight budget and snow conditions finally defeated us, but we will continue to look for ways to reduce the probability and potential severity of the wildfire threat caused by the bark beetle epidemic at Stagecoach. We are working on a couple of different options to complete the treatment of the slash remaining from previous fuel reduction projects. Cleanup should be completed this summer.

The board recognizes that recently we have been in a reactive versus a proactive mode. This has been fine as the things we have had to deal with have pretty well dictated the use of our available time and resources. However, we want to focus our efforts going forward. To that end, we established a committee to develop a

plan to address short and long term maintenance needs. This should produce a schedule we can follow to ensure things are not overlooked and that we have included the costs in the budget.

We also recognize that consolidation is one of the primary tools owners can use to develop their property but there is a lack of understanding about what is involved. There are several elements in the process which we believe make it more difficult and expensive than it really needs to be. In the next few months, the Board hopes to begin working with Routt County on ways to streamline and reduce the costs of lot consolidation. If you have some thoughts on the subject, please pass them on through the General Manager.

We look forward to the second half of the year anticipating some time to work on things which will advance the Stagecoach agenda.

**Dave Hackett**  
President

## Board Minutes

### <<From Page 7

year similar to the annual assessment period will be held during the annual meeting in July.

### Budget Review of Legal Costs

Dave noted that SPOA has spent the majority of its annual legal budget on recent ACC enforcement actions. John identified where these numbers are listed in the reports under “professional services.” Skip spoke about collecting back dues. He reported that ACC can use additional legal services to collect on back dues but while their is a cost, the return is fairly high and therefore worthwhile.

### RFP Approval and Execution Strategy

Dave referred to the request for proposal for management and accounting services document.

Motion: Skip moved to accept the RFP as written. Tonja seconded and the motion was approved.

Dave spoke about next steps. He would like to get this RFP out to potential bidders quickly. Tonja commented that in her professional opinion, it is going to be difficult to find a local provider. Dave agrees that odds are that a local provider will be a high cost bidder but he would like to put it out locally first. Tonja agreed to be responsible for getting the RFP out to local companies. Ken noted the importance of looking at “criteria.” Tom commented that there is a difference between those companies who specialize in homeowners association verses property management companies. He suggests that SPOA would want companies that specialize in homeowners associations. Skip noted the value of accessibility to the provider. He believes SPOA needs to be prepared for higher costs and lower accessibility. Art noted that there might be some law firms who could handle this kind of work. He also recommended extending the RFP to Grand Junction as well as front range providers. Dave talked about advertising in the local papers and the Community Association Institute publications. Dave plans on getting an RFP synopsis out to the community immediately. Dave confirmed that Jean and Corky will be sent the RFP.

Skip asked about timing. Dave answered that a decision needs to be made by the April 2014 meeting. Dave asked about those on the board who would be interested on serving on the selection committee. Both John and Tonja agreed to serve. Dave agreed to be on the committee as well but would like to see more board members volunteer. Ken will also be available to help. Dave confirmed that RFP responses are required by April 4th with hopes of recommendations to the board by the committee by April 18th in preparation for the next board meeting on April 26th. Dave also noted that site visits and pre-meetings from interested parties would occur in late March. Dave also noted that he would send the RFP to Sally for legal review ASAP.

Skip asked the board to begin thinking about a plan B. He is concerned that all proposals could come back prohibitively high. Tom asked about the timing on licensing requirements. Dave said that July 2015 is the actual deadline according to the state. Tom noted Plan B might include Jean and Corky taking over some of Ken’s responsibilities but that does not consider the legal requirements of licensing. Everyone agreed that a Plan B should be prepared.

### ACC Discussion Items

Skip spoke about the settlement reached with a property owner over a long running ACC enforcement issue. In the settlement the property owner agreed to pay the majority of SPOA’s legal fees. Skip then distributed a document titled “ACC Rules & Regulations – January 2014.” The proposed additions to the existing ACC rules and regulations are: Maximum time to build and applications to the ARC (see article on page 10.) Tom asked about notification of these additions. Skip confirmed that Sally said that newsletter notification is all that is required. Skip noted that one goal is to tighten up this process and that these rules would be given to all those requesting to build. Tony asked that there be a sign-off requirement.

Motion: Ben made a motion to approve the ACC Rules & Regs – January 2014 as written. Tonja seconded and the motion passed.

Skip spoke about the poor status of SPOA’s membership contact list. This

makes collecting on past dues challenging. Dave noted that CCIOA requires a payment plan option be given to anyone who is behind in dues before entering into collection procedures. John noted that under CCIOA, the Association has six years to enforce its assessment liens. The clock starts when a property owner’s account goes past due. John clarified that a lien runs with the property but that the liability runs with the owner of the property at the time the assessment is due.

Corky asked about a specific situation with a quit claim deeded property and past dues. John noted that Sally might need to get involved and try to collect from the previous owner. Dave asked that John follow up with that situation.

Skip spoke about nonprofit owners. John said that ARC would need to work with the county on these issues.

## Old Business

### Slash Pile Consolidation/Burning

Corky reported that there are approximately 185 piles that have not been burned and 88 piles of partially burned slash. There are a couple companies that have the ability to remove the piles if SPOA consolidates the piles. The cost of the trucking is the big expense so burning would be less expensive. Corky does not have any commitments yet. Ken clarified that the world of logging is changing rapidly because of the value of the wood. Not much can be done until the snow melts and these companies can see the piles. Because Robert was not present there could be no clarification that there are sufficient approved funds for this project.

Corky confirmed that he will be working on locating all the piles this spring—the cost of which is included in the already approved \$5000 consolidation budget item.

### Newsletter Production

Dave reported that Ken has produced and distributed the past two newsletters and he is not available to do so going forward. Tonja noted that she has received positive comments about the articles in the last newsletter. The newsletter is supposed to be produced 30 days following each board meeting. John agreed to do the desktop publishing and distribution of the newsletter. Corky offered to

help with the advertising piece. John agreed to follow up with soliciting input from the community (i.e. fire district, etc.). Dave asked about content. Skip will write an article for ARC and include the new Rules & Reg. Dave will submit a president’s comments article.

### Halter Way Road Construction Survey Status

Ken reported on the 43 Halter Way lots involved (30 owners). There was a 70% response rate on the roads interest survey. About 55% agreed but this does not get to the 2/3s requirement. The question is what to do with the results. Does this mean that people are not interested in building roads? Tom would encourage that further steps be taken. Ken clarified that the cost numbers presented in the survey were based on 100% participation. Mike agreed that the results shouldn’t just fall to the wayside and be dismissed. Dave concurred that SPOA should go back to those owners and explain the results—what it means to them individually and as a community. SPOA can act as facilitator. Tom offered to assist with follow-up communication and Corky offered to help with any questions about costs.

Dave wondered about SPOA’s role in development. John commented that it is well within the purview of SPOA to increase the value of properties. Ken commented that roads only have value if owners can sell the property. Skip added that maintenance costs are also an issue.

### Nordic Trail Contract and Chipper Status

Corky reported that the Nordic trail has a maintenance contract for \$3600, which is under budget. The trail is being used and is beautiful. There have also been some donations for its maintenance. Corky reported that the wood chipper is still broken. Corky is in the process of following up with people who are interested in buying it. BREAK – Tonja left the meeting.

## New Business

### State Legislative Update

John reported that there is not much on the docket that applies to property owner associations other than a proposal to eliminate transfer fees when properties are sold.



## Board Minutes

<<From Page 8

### Survey Response Rates

Ben asked the board to consider incentivizing members to respond to surveys in the future (i.e. enter into a drawing, etc.).

### Stirrup Culvert Repair

Corky noted that there are culverts that have collapsed. The one off of Stirrup near the Nordic trail is very deep and dangerous. Corky has talked to a couple people who could reduce the size of the culvert. Dave asked if it is a county road. Ken reported that yes it is, but that the county has not accepted responsibility for maintenance on this road. Corky reported that it would cost approximately \$5000 to fix. He also noted that a culvert off Hawkeye and a third culvert are also desperately in need of repair. Repairs could only happen after the snow melts. John asked about the 60" culvert requirement. Ken noted that a permit from the county would be required before work to ensure that standards are met. John wants to make sure that if repairs are undertaken that they are done to standards. Mike is confused about the county's responsibility. Dave clarified that regardless of who is responsible for paying for maintenance (this goes back to the old lawsuit) SPOA must meet county standards for these roads.

John clarified that SPOA understands that these culverts need to be fixed. Dave asked Corky to investigate requirements and costs and bring his findings back to the board.

### Road Signs

Corky noted that there is some building occurring in Stagecoach but that there are some missing road signs. This is dangerous. He is questioning Mike Mority of Routt County Road and Bridge about the corner signs but is not getting a response. Tim Corrigan is the councilman. Tom recommends that Corky work with the councilman on behalf of the board communicating the severity of the situation. Dave asked that Skip represent the board with Corky in these discussions.

**Splitter** – Corky noted that the new splitter is great. It cost \$1799.99 and has been rented out 9 times already. Dave asked John to include a note in

the newsletter that the splitter is available for rent.

**Website Costs/Redesign** – Ken noted that the hosting contract is up in April (about \$250 per year). The people who are maintaining the web site are asking if SPOA would like to redesign the site. The provider proposed \$1,100 for a redesign of the whole site and then taking over the hosting at the current cost. Creative Bearing is the company and is a local company.

**Motion:** John made a motion to solicit proposals to redesign the SPOA web site. Ben seconded and the motion passed.

Dave would like to wait until the RFP process is complete because a management company may have ideas. John commented that the hosting contract is up in April.. Ben commented that there are so many unknowns. He recommends proceeding with the web site redesign and not waiting on the RFP. It was agreed that Ken talk with the hosting company about renewing the hosting contract and seeing if there is any flexibility. Ken will speak with Creative Bearing and let them know about the RFP and ask them about options.

### Buildable Lots and Roads

Ken reminded the board that there are different road requirements regarding different types of lots. He has spoken with people about the MRE (mountain residential estates) requirements and consolidations. He recommends that the board speak with the commissioners about excluding Stagecoach from "county subdivision" regulations. It might make it easier for owners to consolidate lots and/or make properties more attractive. Ken has worked with the head of planning and requirements are complicated and there are interpretive issues. Dave noted that this is one of a series of issues that SPOA should be talking about with the commissioners. Skip also mentioned that the fee/cost structure should be discussed.

### Meeting with Commissioners

Skip noted that SPOA has not done enough to build a relationship with the County Administrators and Commissioners. SPOA should agree to begin ongoing conversations not just one-issue items. He would like to invite Tim to SPOA board meetings. Skip offered to develop a strategy for

working with the county. Ken recommends starting with the story of Stagecoach, explaining why it is so unique and what the various problems are. There is an education that should take place. Dave would also like to be able to clearly communicate a vision for Stagecoach's future. Skip noted that not much gets done at the county without pressure and commented that SPOA should be prepared to take things to the next level. Dave noted that this is a "process" and will require time and attention. He wondered about beginning a relationship by noting specific issues. John added if SPOA does start off communications by listing specific issues, then SPOA needs to do the research and sell the solution. Mike noted that a long-term methodical set of communications should be structured under a statement of what Stagecoach wants to achieve. The specifics should come under that statement. Skip offered to start this process. Tom noted that communications should start with "our commissioner" and make note of what he gets in return for progress. Dave and Tom asked about inviting the commissioner to write something in the newsletter about his vision for South Routt and simply help introduce him to the membership. Corky and Skip are meeting with Tim later this week.

John commented that there are other officials that should be included in the relationship strategy. Skip noted that the strategy should include starting with the people at the local level before moving up the line. Ken noted that county road 16 seems to be a dividing line for the county. Tony noted that the commissioners control everything so SPOA should be contacting all 3 commissioners. Art noted that reduced density is a hot topic and consolidation is a tool. This is something upon which the county and SPOA agree. Tony commented that Stagecoach is a place for growth and there is limited place for growth in the county. This may be another place to start discussions.

Ken stated that local government has been getting some federal reimbursement for things like roads and schools. It is called PILT money and Congress left it out of the currently approved budget.

### Short/Long Term Planning

John noted that there has not been enough done to identify SPOAs future needs (an example is the fallen culvert problem). Tom commented that part of this is surveying the membership. John noted that there are future wants and there are current needs like the maintenance of a common area playground. John requested a list of these current known needs.

Tom started a discussion about roads. The history is that that the roads in Stagecoach were built by the developer. The roads were then passed on to the county. The county has taken the stance that they have the right not to maintain these roads even though those roads belong to them. Corky noted that there are many questions about liability. Ken noted that SPOA has limited resources to deal with all the community issues from roads to schools to marketing.

**Motion:** Ben moved to form a long-term planning committee. Art seconded. A discussion followed. Ben amended the motion for the committee to include 3 board members. Art seconded the amendment. Skip, Ben, Mike and Art agreed to be on the committee. Corky also offered to participate on the committee. Skip offered to chair the committee. It was agreed that no action would occur on the committee until after the April meeting. A vote was taken and the motion passed.

### Covenant Amendment

**Motion:** Skip moved that SPOA end the public vote on the covenant amendment on March 31, 2014. Mike seconded the motion. Dave commented that it is required to give public notice of the close of a vote. This will occur in the newsletter. A vote was taken and the motion passed unanimously.

Dave noted that the next step may be going to court to amend covenants. Skip noted that SPOA should make the most of going to court. Tom cautioned that this is the first opportunity SPOA has to go to court and amend covenants. John noted that this is a contentious issue. Plus there are members who don't understand the issue. Mike recommended that SPOA communicate again to the membership what this issue is all about. The cost of going to court has not been defined. Tom stated that the process has two steps where fees will

## Board Minutes

<<From Page 9

be incurred. The first is in drafting the petition. It is estimated drafting the petition would take less than 20 hours. Then there is a cost of sending the petition to every SPOA member. If nobody opposes the petition (opposition must occur in the courtroom), there are no additional fees. Dave commented that Robert had previously agreed to lead this process. Skip asked that Dave talk with Robert about his progress. A decision will then be made about either going to court or letting it go.

Dave cautioned about making a motion without Robert, Ann and Tonja present. He recommends tabling motion

on going to court until the April meeting. Tom warned that there may be a need to take a vote while the voting is still open. Tom will look into the requirements and Dave will let the board know by email. John reminded the board members to read his email about changing covenants.

Dave noted that the next SPOA board meeting is scheduled for April 26, 2014. Art requested to change the meeting to May 3, 2014. The board agreed to the change.

Dave moved the meeting to executive session at 2:34pm.

The Board resumed the general session at 2:55pm and the meeting was adjourned at 2:59pm.



## Architectural Control Committee (ACC)

*Skip Moyer, Chairman Architectural Control Committee*

The ACC, sometimes known as the Architectural Rules Committee (ARC), is one of only a few standing committees formed by the SPOA Board of Directors. It functions on a full time basis, is staffed completely by your neighbors who volunteer and is charged with two main jobs. First is to ensure compliance with SPOA's Covenants, Conditions and Restrictions (CCR's) and second is to enforce SPOA's dues and assessment collection policy.

The CCR's are a set of rules and regulations initially crafted by those who drew up the documents of incorporation for our Association. They date back to the 1970's and cover a number of topics such as: the type and size building you can construct; easements; temporary residences; wells; commercial activity; nuisances; refuse and rubbish; and animals to name some. Details on these and others can be found in the CCR's, Article V, starting with Section a. In addition to these, the ACC periodically develops other rules and regulations to clarify or enhance the original CCR's. Four such ACC Rules and Regulations address: Property Owner Cutting of Beetle Killed Trees; Water and Sanitation Facilities; Camping on Vacant Lots and Dumping of Trash and Storing of Vehicles on Vacant Lots. These four Rules & Regulations have been published in previous newsletters and can be obtained from the SPOA General Manager 737-1024.

Two new ACC Rules and Regs were approved by the SPOA Board in January and are as follows:

### Maximum Time to Build

SPOA's rule will match that of Routt County in that a building permit has a three (3) year time line. If the project is not completed within this three year period, not only must the owner apply for another county building permit, but SPOA will require that another application be submitted to the ACC. ACC approval of the initial application will be based on the condition that building will begin within one year of a county inspection of the foundation and that the building be substantially complete within three years. "Substantially complete" means that the structure is totally enclosed, weather tight, sided with all windows installed, sewer, water and electrical services provided and in a livable condition.

### Applications to the ACC

All applications submitted to the ACC should be delivered to the General Manager's office. An application must be made to the ACC anytime an owner wants to build a home, modify an existing structure, add a garage, porch, deck or shed to their property, change a driveway, put up a fence, etc. If building a new home, the application must be accompanied with a \$250 fee. All other applications are free. The application must have a drawing of the proposed change attached. The ACC reviews all applications, notifies the applicant of the decision of the committee and keeps the application and drawings on record. Application forms can be found on the SPOA website: [www.stage-coach.com](http://www.stage-coach.com)



**Town & Country**  
PROPERTIES, INC.

**Kerry Eaton & Rebecca Bailey**

Phone: 970-736-1000

Fax: 970-736-8390

[kerry@steamboatarea.com](mailto:kerry@steamboatarea.com)

[rebecca@steamboatarea.com](mailto:rebecca@steamboatarea.com)

Proudly Serving Routt County Since 1992.

Contact your Stagecoach Specialists for all of  
your Real Estate & Property Management needs.

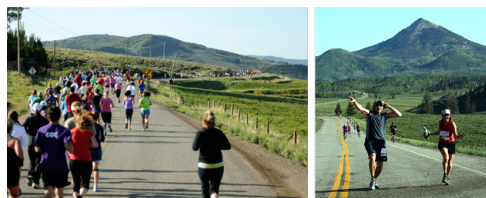
## ACC Reminder

The ACC reminds everyone that the Covenants, Conditions, and Restrictions (CC&R's) require that plans for any new home, exterior structure, addition to an existing home, shed, fence, etc. must be submitted to the ACC for approval before construction can begin. The CC&R's also state that vacant lots shall not be used for the dumping or storing of rubbish, debris, trash or vehicles, either registered or not registered. Vehicles include, but are not limited to, anything that can be driven, dragged, or moved around.

All application and plans should be submitted to SPOA General Manager.



# Upcoming Area Events



## Annual Steamboat Springs Marathon, Half Marathon & 10K

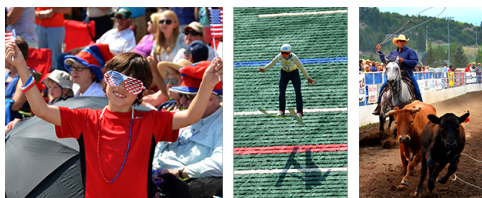
Sun. Jun. 1, 2014  
7:30 AM - 12:00 PM

Run alongside the roaring Elk River through the emerald green pastures on Country Road 129 with the snow-capped Rocky Mountains of Colorado all around and find out why the Steamboat Marathon was ranked as one of the "Top 10 Destination Marathons in North America."

The Steamboat Marathon is a unique combination of beautiful scenery and extraordinary people, which makes this race fun for everyone who participates," says Paul Sachs, the Steamboat Marathon Race Director.

"Runners from all over the country look forward to the Steamboat Marathon because it is still a relatively small race with a hometown feel and it's a race where every runner counts."

Register for any race between March 1 - 31, 2014 and you will be entered to win a Wyndham Vacation Rentals two-bedroom condo for 3 nights: May 30 - June 2. Restrictions may apply.



## Steamboat Spring July 4th Celebration & Annual Cowboy Roundup Days

Tue. Jul. 1, 2014 - Fri. Jul. 4, 2014  
9:00 AM

For more than 100 years Steamboat Springs, Colorado has celebrated Independence Day in true western fashion. This is a special holiday and Steamboat does it right with a hometown parade ending in a big dance party in the street.

Events like the Pro Rodeo Series and Pioneer Days Block Party, featuring a free concert and Root Beer Floats for the kids, are proof Steamboat's western roots are alive and well.

After the rodeo, keep your seat and watch the sky fill up with the beautiful colors of one of the biggest firework shows in Colorado.



## Hot Air Balloon Rodeo, Art in the Park & Mustang Roundup

Sat. Jul. 12, 2014 - Sun. Jul. 13, 2014  
6:00 AM - 10:00 AM

The Hot Air Balloon Rodeo and Art in the Park events offer artistry and color both on canvases and in the air making this weekend a staple of Steamboat Springs, Colorado in the summertime.

Get to the launch grounds early to see the balloons inflate. The rodeo portion consists of fun contests like dipping into Bald Eagle Lake and since balloon pilots can be pretty competitive, you're guaranteed a good show. Once the balloons are in the air, sip on coffee and eat a yummy crepe from one of the vendors as you watch more balloons dot the Yampa Valley sky.

Just minutes away, another colorful scene awaits at Art in the Park, where arts and crafts, performances and an interactive children's area will fill your day.

When the sun goes down head back up to the mountain area and take in the colors as the sun goes down and the balloons light up for the balloon glow on Mt. Werner.

## 26th Annual Rocky Mountain Mustang Roundup



More than 400 Mustang owners from Rocky Mountain Mustang clubs will convene in Steamboat Springs, Colorado over Father's Day Weekend. Activities will include a scenic mountain tour, auto cross, Friday night social, Show n' Shine Car Show and awards breakfast.

Spectators are welcome at the Meadows parking lot located at the corner of Mt. Werner Road and Pine Grove Road for Friday's Autocross. Over 180 Ford Mustangs compete in this timed event. Saturday's Show n' Shine is a car lovers dream. Over 450 Ford Mustangs are on display up and own Lincoln Avenue for your viewing pleasure. Both events are free and open to the public.

The **Town of Oak Creek** has launched a new website for town business and information including a community newsletter and calendar of events.

You can find the town's new website [www.townofoakcreek.com](http://www.townofoakcreek.com).



# The Fever is Upon Us...

*It's spring fever. That is what the name of it is. And when you've got it, you want - oh, you don't quite know what it is you do want, but it just fairly makes your heart ache, you want it so!*

*- Mark Twain*

