

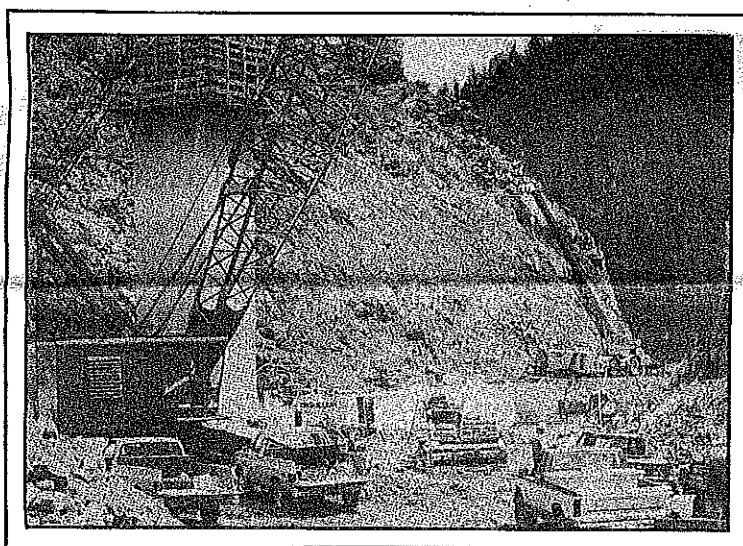
STAGECOACH EXPRESS

VOLUME 4 NUMBER 1

Serving Stagecoach Property Owners

SUMMER 1988

ANNUAL MEETING NOTICE SEE PAGE 2 FOR DETAILS



STAGECOACH DAM CONSTRUCTION ON SCHEDULE

* * *
ADDITIONAL
PHOTOS ON
PAGES 6 AND 7

FROM YOUR BOARD OF DIRECTORS

We are pleased to report that there is more real progress at STAGECOACH than at any time since the collapse of Woodmoor. To be realistic we have to moderate our enthusiasm by the fact that the real estate market in Routt county, and elsewhere in the Colorado mountains, is oversaturated, especially for "ordinary" projects. But this too seems to be improving — and of most importance, STAGECOACH still has the potential to become an extraordinary development.

Many of the happenings, which we hope will lead towards fulfilling the potential of STAGECOACH are associated with the Dam and Reservoir and are currently under construction or planned and funded. This is the result of a major co-operative effort which has been underway for the past four years. This effort has been led by the Upper Yampa Water Conservancy District and in particular by its "can do" director, John Fetcher. Others who have made major contributions include many people in Routt County — the voters who approved the enabling bonds, the Board of County Commissioners and the Planning Staff and Commission. Also the forward looking Colorado Water Conservation Board, the Colorado Water

and Power Authority and the State legislature. The Colorado Division of Parks and Outdoor Recreation has contributed significant input towards development of a major recreational center which will assure high priority to the recreational aspects of the Stagecoach Reservoir. Private property owners have made land contributions. Most recently assistance has come from the U.S. Bureau of Reclamation in the form of a loan and a grant for recreational purposes. Much of the credit for this latter action goes to Congressmen Ben Campbell (Colorado) and to Tom Bevill (Alabama) and John Myers (Indiana). Refer to photos on page 8.

Specific improvements, under construction or planned and funded are as follows:

follows:

1. Stagecoach Dam and Reservoir — Under construction, scheduled to begin filling by November, 1988 and to be filled no later than July, 1990.
2. State Park and Campground — consisting of approximately 200 acres on the north shore, with boat ramp and swim beach, scheduled for opening in the summer of 1989.
3. Recreational Trail around the Reservoir — comprising nearly 10 miles of trails around the entire perimeter of the Reservoir. This will be constructed after the Reservoir is filled — in order to better view the needs and to maximize usefulness and attractiveness.
4. South Shore Boat Ramp — on the

west side of the Little Morrison Creek inlet (west part of Southshore Subdivision) on lands acquired by the District — scheduled to be constructed in the summer of 1988.

5. Fishing Enhancement — will be supported by a ten year plan to stock the Reservoir.
6. Blue Ribbon Trout Stream — (fly fishing only) will be created downstream from the Dam. The District has acquired the rights to approximately four and one-half miles (out of a total of six miles) of the Yampa River where water conditions will be controlled and where large rock structures will be installed to create a choice environment for trout fly fishing. Rock structures will be placed in the stream bed in 1990, as soon as the water has cleared up following filling of the Reservoir.
7. Water Fowl Ponds — a total of four ponds will be created above the west end of the Reservoir, approximately two acres each in size — to be constructed in the fall of 1988.
8. New Entrance Bridge and Road — the old bridge across the Yampa at

(Continued on Page 5)

IMPORTANT NOTICE

A PROXY FORM IS PRINTED ON THE BOTTOM OF PAGE 3.

IF YOU DO NOT PLAN TO ATTEND THE ANNUAL MEETING PLEASE DESIGNATE A PROXY ON THIS FORM (BOARD MEMBER OR OTHER) AND MAIL TO THE SECRETARY OF THE STAGECOACH P.O.A., P.O. BOX 6807 DENVER, CO 80206

ANNUAL MEETING ANNOUNCEMENT

The General Meeting of the Stagecoach Property Owners Association will be held on Saturday, July 16, 1988 at 3:30 pm at the Sheraton Steamboat Resort Hotel (Storm Peak Room) at Steamboat Springs, Colorado, to elect Directors of the Association for the coming year and transact other business as may properly come before the meeting.

This will be an especially important meeting in which assessments, reservoir activities, roads, sewer & water, architectural control will be discussed. We urge any and all property owners who have an interest in the future direction of development at Stagecoach be sure to attend this meeting and become a vocal part of the planning and doing process of your Association.

If unable to be present in person, pursuant to the By-Laws of the Association, you may vote by Proxy (provided your Dues and Assessments are entirely paid up). Clip out the Proxy coupon from page 3 and mail it together with any outstanding Dues/Assessments to: Association, P.O. Box 6807, Denver, CO 80206, sufficiently in advance of the meeting so as to allow for proper tallying of all Proxies.

If you attend in person and know of no one in the Association who will be attending the meeting, you may designate one of the current Board Members (see page 2) to vote your Proxy as such.

The accommodations at the Sheraton/Steamboat Resort Hotel await your reservation. The Special Stagecoach Group Rate is \$59.00 (double occupancy). In order to obtain this nice rate, you must identify yourself as a Stagecoach Property owner. Be sure to make your reservation before July 1, 1988. You may call the Sheraton's toll-free line at 800-848-8878 (USA) or 800-848-8877 (CO).

The sooner you call the better, because the meeting date again falls on one of the most exciting and eventful weekends in Steamboat Springs. You may use your group rate to take advantage of an early arrival or extended stay for these events and happenings. Please let us know your plans by filling out and mailing the RSVP Coupon on page 3, so we may plan a fun-filled weekend program.

Directions to the Sheraton are a piece-of-cake: Exit Mt. Werner Road off Hwy 40, go right to Mt. Werner Circle (turn left); then follow the signs just past Ski Time Square to the next left into the Sheraton. SEE YOU ALL THERE!

TRADING POST

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

Stagecoach Express
P.O. Box 6807
Trading Post Dept.
Denver, CO 80206

Ads will run in one issue only, in the next issue after receipt of ad. The Association reserves the right to edit oversize ads or refuse multiple listings.

Long-time Stagecoach resident Dagmar Downs has joined the firm of Bob Geer Real Estate, and would be pleased to serve you with any of your real estate needs. Call Dagmar, Bus. (303) 879-4633, Res. (303) 736-2266.

JOE ABEL & ASSOCIATES, REAL ESTATE

JOE ABEL — BROKER
303-736-8288
23140 Schussmark Trail
Oak Creek, Co. 80467

Specializing in Stagecoach since 1971
On site office in our home
Unit #402 Stagecoach Townhouses
Call us for current information on:
Stagecoach values, sales, listing, exchange, & rentals

Townhouse For Rent:

Enjoy spectacular view of Valley and future reservoir in tri-level, 3 bedroom, 2 1/2 baths Eagles Nest Townhouse at Stagecoach. Fully furnished. \$400 month + utilities.

Phone: (303) 771-3923



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

Editor Russ Dashow
Assistant Editor Al Saterdal

Subscriptions: By payment of assessment of \$30.00 per year, payable to Stagecoach Property Owners Association, P.O. Box 6807, Denver, CO 80206. Single copies available at \$3.00 per copy. Send change of address and all comments to above address.

STAGECOACH ASSESSMENTS: A MATTER OF FACT

All property in Stagecoach whether purchased originally from Woodmoor Corp. or subsequently from anyone else by any means is governed by the Declaration of Covenants, Conditions & Restrictions as recorded in Routt County.

In addition, all owners automatically become members of the Stagecoach Property Owners Association (a non-profit corporation) as soon as they purchase property. Whether or not they are allowed to vote depends entirely upon whether or not their Dues & Assessments are fully paid up.

In the Declarations, there are two types of Assessments described: (1) an Annual and (2) a Special Assessment (Article IV, Sec a.). Both assessments are levied by the Association to "promote the recreation, health, safety and welfare of the residents in the properties and for the improvement and maintenance of the Common Areas." An Annual Assessment may be fixed by the Board of Directors within the described guidelines. Special Assessment may be determined by quorum of the membership for a single particular year and special purpose such as construction costs of capital improvement upon the Common Area, etc. and is voted on at the General Meeting each year.

During the General Meeting of July '84, an annual \$10/lot assessment for 1985 was voted by a 3/4 majority of the attending members & proxies. At the July '86 General Meeting, another annual \$10/lot assessment was approved. At the July '87 General Meeting, an annual assessment of \$30/lot was approved. These assessments (1986 & 1987) are to be held in escrow accounts for the purpose of funding construction of some sort of recreational amenities around the Stagecoach Reservoir when it is built. The 1988 assessment is to be allocated as described below.

To date, many property owners have fully paid their Assessments, but some have not. The right of the Association to place liens on such property with unpaid assessments is fully explained in the Declarations (Article IV, Secs. a, h, i, j, j.). Since sufficient notice has already been given in the Stagecoach EXPRESS Newsletter, it is clear that eventually there will be liens placed on those lots with outstanding assessments due — and these liens will provide the basis for a sale of these properties to satisfy the amounts due.

The fact of the matter is this: the assessments and accrued interest will be fully paid by someone. And that person will be either the old or new owner of the lot sold at the sale. It's as simple as that!

In the matter of Dues, the Board of Directors has voted to defer the voluntary (\$30) personal Dues for 1988, and in its place make effective the \$30 Annual Assessment per lot according to the Declaration to be used as follows:

\$10/lot for General & Administrative Costs of the Association (yearly budget)

\$10/lot for a Subdivision Development Reserve (future development)

\$10/lot for Upper Yampa Conservancy District Reserve (recreational development at the reservoir)

We Think You Ought To Know . . .

DIRECTORY OF STAGECOACH PROPERTY OWNERS BOARD OF DIRECTORS

Three Year Term — 1986 to 1989
Al Saterdal

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

Michael Hendrickson

Box 770435
Steamboat Springs, CO
(H) 303-736-2618

Gary E. Guinn
(Secretary)

7294 S. Syracuse Street
Englewood, CO 80112
(H) 303-771-3923
(W) 303-740-9428

Three Year Term — 1985 to 1988
Helmut Kanoldt

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

Russ Dashow
(Treasurer)

2474 Delta Lane
Blk Grove Village, IL 60007
(H) 312-664-1551
(W) 312-860-5660

Dagmar Downs

P.O. Box 344
Steamboat Springs, CO 80477
(H) 303-736-2266

Three Year Term — 1987 to 1990

Art Snoden
(President)

Box 2062
Steamboat Springs, CO 80477
(H) 303-879-2774

Norm Dunn, Jr.
(Vice-President)

10130 W. 64th Avenue
Arvada, CO 80004
(H) 303-421-7548
(W) 303-892-8066

Herb Hollemon

5153 Perry Street
Denver, CO 80211
(H) 303-455-3724 (Winter)
22408 Routt CR 16
Oak Creek, CO 80467
(H) NO PHONE (Summer)

Association Attorney
Ian McCargay

P.O. Box 772842
Steamboat Springs, 80477
(W) 303-879-3440

RSVP ANNUAL MEETING

So we may better plan for another successful meeting, please clip and send us this coupon now.

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

If coming, I am interested in the following activities:

- ☐ TOUR & PICNIC ON PROPERTY (Saturday)
☐ HORSEBACK RIDING ON PROPERTY
☐ ATTEND AN OPEN HOUSE ON PROPERTY (Saturday or Sunday)
☐ DAM SITE TOUR
☐ OTHER? _____

Name: _____

ADDRESS: _____

SUBDIVISION/LOT #: _____

If NOT coming, send your Proxy with this coupon, and mail it at your earliest opportunity to:

SECRETARY (ANNUAL MEETING)
 STAGECOACH PROPERTY OWNERS ASSOCIATION
 P.O. BOX 6807
 DENVER, COLORADO 80206

SCHEDULE OF EVENTS

- ★ ANNUAL MEETING ★**
 July 14-15 Arrive Steamboat Springs. Check in to Sheraton;
 Dine, unwind, walk around town.
 July 16 9-11 am PRE-REGISTRATION & ORIENTATION at Sheraton (Storm Peak Foyer)
 8-11 am ON-SITE SUBDIVISION TOURS AND DAM SITE TOUR. Meet at Mountain Air Cabin on CR 16 near Horseback.
 12:00-2 pm PICNIC AT Mountain Air Cabin (Al & Wanda Saterdal, gracious hosts).
 2-3:30 p.m. REGISTRATION at Sheraton (Storm Peak Foyer)
 3:30-6:00 pm GENERAL MEETING at Sheraton (Storm Peak)
 6:30-8:00 pm COCKTAIL PARTY at Sheraton (Storm Peak) Cash Bar
 8:00 p.m. DINNER on your own

GOINGS ON AROUND STEAMBOAT (For more information, contact Sheraton Desk)

- July 17 6-9:00 am Hot Air Balloon Races off Mt. Werner Rd.
 Night Rodeo
 Night Music Festival

SUBDIVISION OWNERS SURVEY

Name: _____

Address: _____

Subdivision/Lot #: _____

1. I plan to do the following with my lot:

- ☐ BUILD ☐ SELL ☐ TRADE
☐ OTHER: _____

2. I would want to spend money collected from general assessments in my subdivision on:

- ☐ roads (building, improvements, maintenance) ☐ culverts
☐ survey signs ☐ re-survey all lots
☐ form subdivision improvement district ☐ firestation subsidy
☐ common subdivision well
☐ other (please explain on sheet of paper) _____

Clip out & mail to: Editor, c/o Stagecoach P.O.A.
 P.O. Box 6807, Denver, Colorado
 80206

NOTICE OF 1988 ANNUAL ASSESSMENT

Pursuant to the Stagecoach Covenants and the Resolution adopted at the Annual Membership Meeting of the Stagecoach Property Owners Association on July 17, 1987, you are hereby notified that an assessment has been levied against all lots in Stagecoach in the amount of \$30.00 per lot. The primary purpose of this assessment is to replace voluntary dues with a budgetable assessment to serve as income for the Association to run its business on, and provide for Subdivision Improvement and future recreational development in Stagecoach.

This is an Annual assessment due each January 1. The Board has extended the Due Date for payment of the assessment because of the delay in issuing computerized invoices. If the assessment is not paid when due, the Covenants provide that a lien be placed against the lot or lots for which the assessment has not been paid. Interest runs on unpaid assessments at the rate of 8% per annum from the Due Date.

INFORMATION DESK

Complete information is available to all property owners (PO's) for costs of printing and mailing. Send specific requests with check to: Editor, Stagecoach Express, P.O. Box 6807, Denver, CO 80206. Allow 4 weeks for processing.

ORDER FORM (Clip and Mail)

NAME _____

ADDRESS _____

CITY/STATE/ZIP _____

Report No.	Item	Cost
01	ARCHITECTURAL CONTROL MANUAL OF DESIGN PHILOSOPHY & BUILDING PROCEDURES	\$6.00
02	ROUTT COUNTY BUILDING DEPARTMENT REQUIREMENTS FOR HOMEOWNERS' CONSTRUCTION	\$4.00
03	LOTOWNER AGREEMENTS & APPLICATION FOR SPECIAL PERMISSION FROM COUNTY TO INSTALL WELL & SEALED SANITARY SYSTEM IN REMOTE AREAS OF STAGECOACH	\$6.00
04	MAPS OF STAGECOACH & INDIVIDUAL SUBDIVISIONS	\$5.00
05	SUBDIVISION NAME/ADDRESS OF ALL LOTOWNERS (STATE SUBDIVISION)	\$7.00 per subdivision

OFFICE USE ONLY			
86D	87D		SUBTOTAL ENCLOSED \$ _____
85A	87A	88A	DUES/ASSESSMENTS(*) \$ _____
TR	ED		TOTAL ENCLOSED \$ _____

(*) IMPORTANT NOTE: 1986/87 Dues & Assessments MUST be paid in full before any information can be released. Thank you.

PROXY

The undersigned, a member of the Stagecoach Property Owners' Association, hereby names

_____ as his duly designated representative to cast one vote for each lot owned (Declarations Article III, Sec. 4) by him and in name, place, and stead at the Annual Meeting of the Association to be held at 3:30 p.m. on Saturday, July 16, 1988 at the Sheraton Steamboat Resort Hotel, Steamboat Springs, Colorado.

- (1) Any Special Assessment Vote according to the Declarations: For _____
 Against _____
 (2) Election of new Board Members and other business properly brought before the meeting. For _____
 Against _____

Date _____, 1988.

Name (Print) _____

Signature _____

Subdivision/Lot Nos. _____

NOTE: Only one signature is required without regard to the number of names appearing on the deed to your Stagecoach property.



**Don't Forget
to
Come to
The
1988
Stagecoach**

**Annual Meeting
AND
PICNIC**

(See notices on reverse)



Board of Directors . . .

(Continued from Page 1)

the west end of STAGECOACH has been replaced by a new concrete structure and the road from this bridge into the northwest corner of the Meadowgreen Subdivision (approximately one mile) has been rebuilt. The new road and bridge surface will be black-topped during 1988. Total cost of the entrance road and bridge will approximately \$700,000.

In addition to the accomplishments of the past year under the direction of the Upper Yampa Water Conservancy District your Board of Directors has been active independently on projects which affect STAGECOACH:

1. We have computerized our ownership records which was essential if the STAGECOACH PROPERTY OWNERS ASSOCIATION is to be run in a business like manner. These records are useful for preparation of ownership information including invoicing and making ownership searches by subdivisions and for the preparation of mailing labels.

A full report on the results of our first invoicing effort, as well as other financial matters is planned for the ANNUAL MEETING ON JULY 16, 1988.

2. We have contracted with Al Fox, Civil Design Consultants, Inc., of Steamboat Springs, to prepare preliminary cost estimates for bringing water, sewer and roads to each of the separate STAGECOACH subdivisions. It is planned to present the results of this study at the ANNUAL MEETING.

Following receipt of this information we plan to conduct an extensive poll of the property owners to determine the degree and location of development interest. We anticipate that interest for the creation of necessary improvement districts could range from a plan to include all of STAGECOACH, to a plan that would deal with a single subdivision — to a plan that will deal only with a small number of lots within a subdivision.

3. Your Board has also discussed the advisability of creating a trail system within STAGECOACH. Anticipated

use would be for hiking, jogging, cross country skiing etc. We have entered into an agreement with Mr. George Maurer for the purpose of preparing a preliminary plan for such a system. Mr. Maurer is a former Trails Planner for Jefferson County Open Space (covering the mountains and plains immediately west of Denver).

Strong emphasis will be placed on being able to control and police any functions we encourage. We consider this essential for the prevention of vandalism and burglary.

Mr. Maurer's preliminary report should be ready to discuss at the ANNUAL MEETING.

4. We have discussed the advisability of expanding representation and participation in the operation of the STAGECOACH PROPERTY OWNERS ASSOCIATION. Action could take the form of an expanded representative board of directors. Or it could take the form of separate "subdivision improvement committees." Such representation will become increasingly important as Subdivision Improvement Funds are created through the collection of annual assessments. **WE URGE PROPERTY OWNERS TO GET INVOLVED! IT'S YOUR SUBDIVISION AND YOUR MONEY. WE NEED YOUR INPUT.**

THE FUTURE DIRECTION OF STAGECOACH

With the many areas of real progress at STAGECOACH, as discussed throughout this issue of the STAGECOACH EXPRESS, it is essential, in the opinion of your Board, that we be able to deal promptly with an expected acceleration of events which will determine the ultimate form of STAGECOACH. We expect development pressure to become much greater as the Dam is completed and as the Reservoir is filled.

We have consistently attempted to keep the membership apprised of both the positive and the negative events which have a bearing on the future of STAGECOACH. But in the final analysis the direction that STAGECOACH takes depends on the property owners, both large and small.

The owners of major unplatted land around the Reservoir want to encourage the construction of a high quality marina-

hotel-restaurant-clubhouse on the south shore of the Reservoir. An essential added feature would be an eighteen hole, championship golfcourse. This is probably the minimum requirement to set an attractive development tone. Reopening and expanding the present ski area would be high on a list of secondary priorities.

Unfortunately, the recent trend in developing recreational communities has been in the "Sun Belt," particularly in areas that have easy access from large population centers.

On the positive side, current steps are being taken in Routt County (direct large jet service and water developments at STAGECOACH and Catamount) to alter the past trend by offering a conveniently accessible year-round living and visiting experience. **WHAT WE'RE TALKING ABOUT IS A NEW "SUMMER SUN AND COMFORT COUNTRY"** opportunity. This will complement the existing attractive winter recreational opportunity at Steamboat which seems to be entering a new growth cycle based on the market "reach" provided by the success of the expanding jet air service.

The owners of the platted lots at STAGECOACH also have a major role to play. Their individual decisions on design, construction and maintenance will have an important bearing on the attractiveness of existing subdivisions. These factors will be most important in the highly exposed areas which have few trees to screen housing. Existing architectural controls are a help but these restrictions are fairly minimal.

We have discussed the possibility of establishing an **Architectural Advisory Committee**, consisting of professional architects and planners. If we can encourage such people to submit their choice design ideas to the STAGECOACH property owners, they may become interested enough to also become property owners and thus get more involved on a permanent basis.

IMPROVEMENT DISTRICTS

Certainly one of the obvious options for property owners who wish to build at STAGECOACH is to form small improvement districts for the purpose of expanding existing roads and utilities. In such a way a group of adjoining lots can be made ready for building. Your Board will assist lot owners in attempts to form such improvement districts.

To encourage the building of the major amenities (marina, golf, ski etc.) may also require a membership or improvement district commitment.

The "balls are all up in the air" relative to the form that STAGECOACH will finally take. But what happens within the next two years will be critical. We all need to keep fully informed and ready to take prompt action to make sure that the best practical direction is taken. It is the position of your current Board that we should urge the Property Owners to consider bold courses of action.

PAID PROFESSIONAL ASSISTANCE

In the future we will have greater need, than in the past, for paid professional assistance. Until recently your board has attempted to accomplish most of the planning and operating functions by having Board members contribute whatever skills we could muster. As the work load has increased and as the pace of development appears likely to be increasing, we are finding that Board members lack the time and skills to keep up with the needs. There is at present, for instance, an obvious need for paid professional assistance for the following purposes:

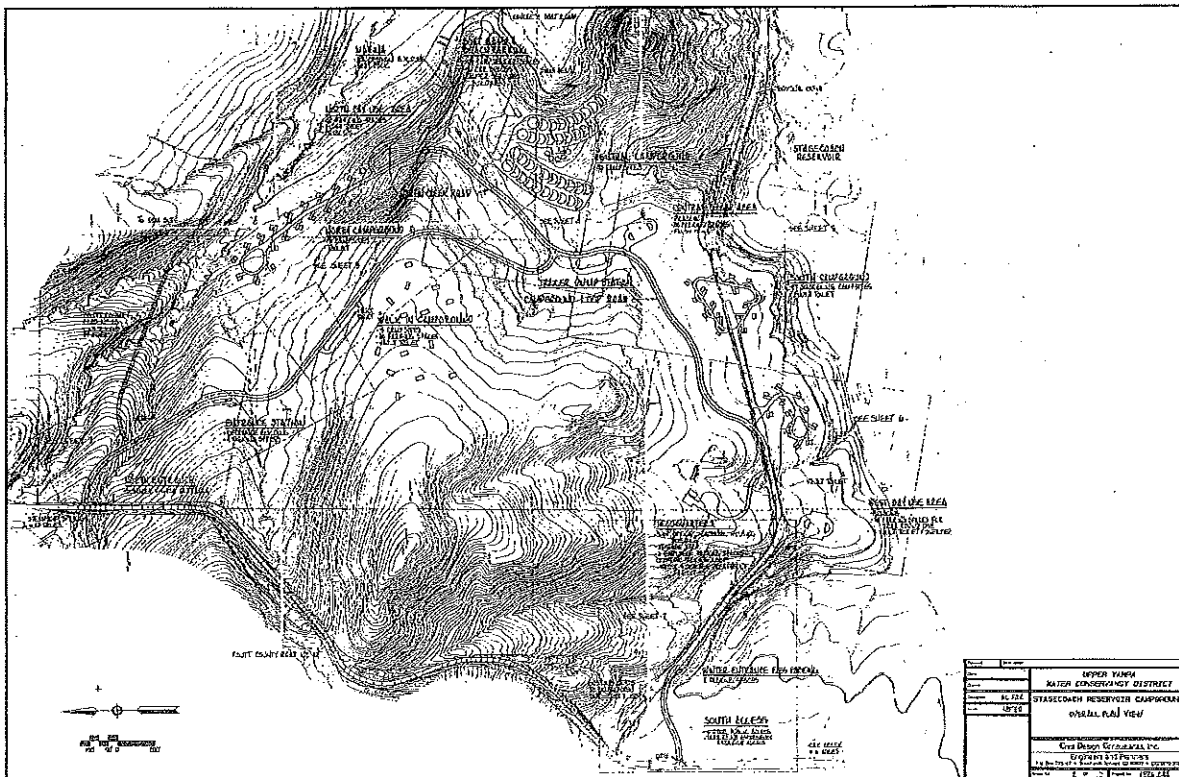
1. Preparation of meeting notes and prompt distribution of same.
2. Accounting, for taxes and internal control.
3. Bookkeeping, including the role of a part-time administrative assistant to handle membership records, invoicing and related correspondence.
4. Engineering feasibility studies to encourage and assist in development.
5. Architectural advice.
6. Planning advice.

The progress at STAGECOACH has truly been a joint effort in which your Board of Directors has participated. To all the others who have cooperated in this effort we say "many thanks" and "here's to continued cooperation and progress" to the end that STAGECOACH will become a key component in the growth of a well planned, major recreational complex as is currently underway in Routt County.

Here's hoping to see you all at the ANNUAL MEETING AND PICNIC ON JULY 16.

Art Snoden
Norm Dunn
Gary Guinn
Russ Dashow
Dagmar Downs

Mike Hendrickson
Herb Hollemson
Helmut Kanoldt
Al Saterdal



STAGECOACH DAM TAKES SHAPE

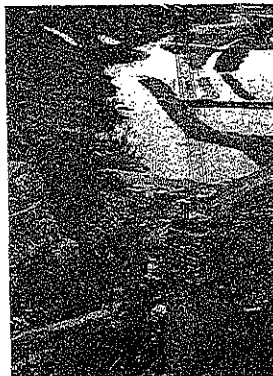


PHOTO 1

Photo 1 — STAGECOACH damsite facing upstream (west). Shows coffer dam (center) and temporary diversion tunnels thru which flow of the Yampa River is diverted during construction. These structures will be abandoned before dam is completed. When operational, all water (except for flood crest) will be channeled thru openings in the intake tower (lower right).

Total cost of the STAGECOACH Dam is estimated at \$6,000,000.

Photo 2 — Shows upstream face of coffer dam and grout opening to diversion tunnel.

Photo 3 — Temporary diversion tunnel carrying flow of Yampa impounded by upstream coffer dam. Walls of dam site have been widened by blasting to remove weathered bedrock to assure an effective bond with the concrete of the dam.

Photo 4 — Drilling operation, preparatory to blasting to remove weathered bedrock (lower left). Roller compacted concrete batch plant on right skyline.

Photo 5 — (Facing downstream) Shows the intake tower beginning to take form on the left. This tower will have intake gates at three levels when completed mainly for the purpose of controlling water quality downstream (see comments on "Blue Ribbon trout stream" in message "From your Board of Directors").

This intake tower will also feed water under pressure to operate the turbine which is expected to generate 4,400,000 kw of electric power each year.

Photo 6 — Facing east (downstream), shows two separate concrete batch plants poised on the north dam abutment ready to deliver concrete to the damsite as soon as preliminary foundation work is completed. Tiller plant (right center skyline) will deliver conventional concrete by chute to be used in forming a 16" veneer on both the upstream and downstream faces of the dam.

Smaller plant (left center skyline) will deliver dry concrete to the site by conveyor. This is the "Roller Compacted Concrete" which will form the core of the dam.

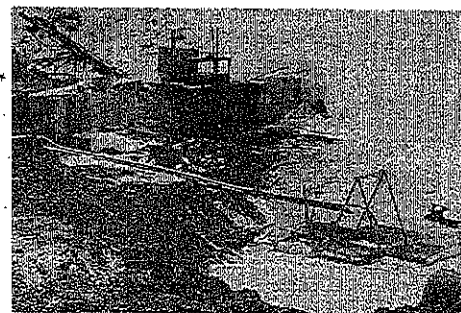


PHOTO 2



PHOTO 3

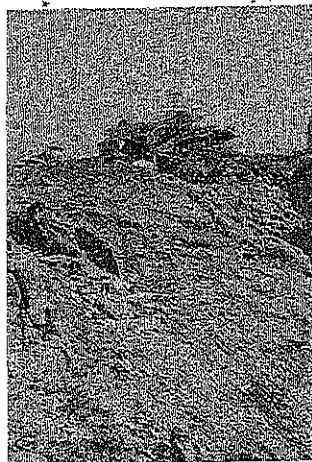


PHOTO 6

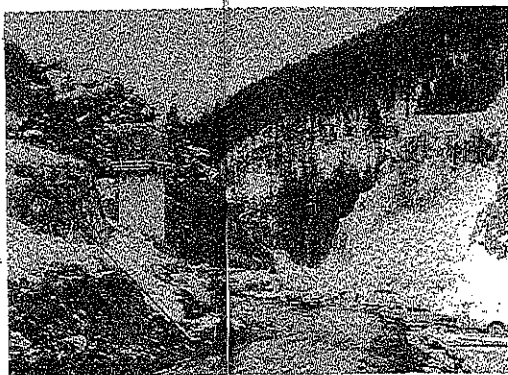


PHOTO 5

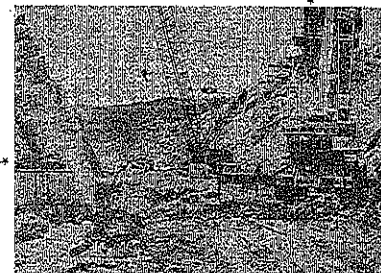


PHOTO 4

INFLUENTIAL CONGRESSMEN VISIT STAGECOACH RESERVOIR CONSTRUCTION SITE

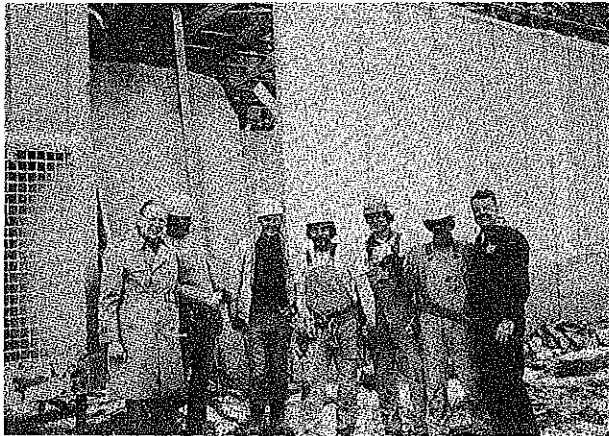
APRIL, 1988

The STAGECOACH Reservoir project has benefited greatly from the support provided by several members of Congress.

Colorado Congressman Ben Campbell's district includes Routt County and Congressman Campbell has been our principal helpful voice in the Congress.

In addition, Congressman Tom Bevill of Alabama and Congressman John T. Myers of Indiana have been very effective, particularly because of their influential positions on the Subcommittee on Energy and Water Development of the powerful Appropriations Committee. Both are twenty-two year veterans in the Congress. Congressman Bevill is Chairman and Congressman Myers is a ranking member of the Subcommittee.

The loan and grant for the STAGECOACH reservoir have been made possible by the support of these members of Congress.



Top Photo (from left):

Congressman Tom Bevill, Alabama

ASIRCC Contractor Employees:

Dennis Nicely

Bob Graham

Chris MacBeth

Vic Roberts

Ralph Morrison

Congressman John T. Myers, Indiana

Center Photo (from left):

John Fetcher, Director and Secretary, Upper Yampa Water Conservancy District.

Cliff Barrett, Regional Director, U.S. Bureau of Reclamation.

Congressman Tom Bevill, Alabama.



Bottom Photo (from left):

Congressman Tom Bevill, Alabama

Dan McCauliffe, on staff of Congressman Ben Campbell

John Fetcher, Upper Yampa Water Conservancy District

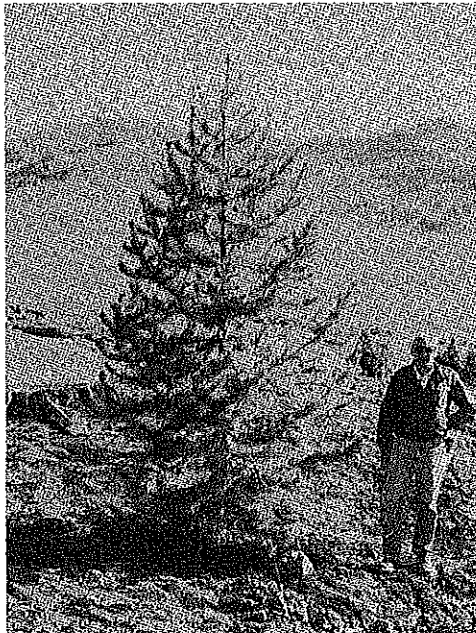
Cliff Barrett, Regional Director, U.S. Bureau of Reclamation

Steve Elkins, Vice President, Upper Yampa Water Conservancy District

Congressman and Mrs. John T. Myers, Indiana



FIRST 100 TREES PLANTED IN PARK AND CAMPSITE AT STAGECOACH — — 400 MORE TO GO IN INITIAL PROGRAM



THIRTEEN SMALLER LODGEPOLE PINE TREES AND SOIL BERM DESIGNED TO SCREEN ONE OF THE PARKING AREAS.

FOURTEEN FOOT LODGEPOLE PINE

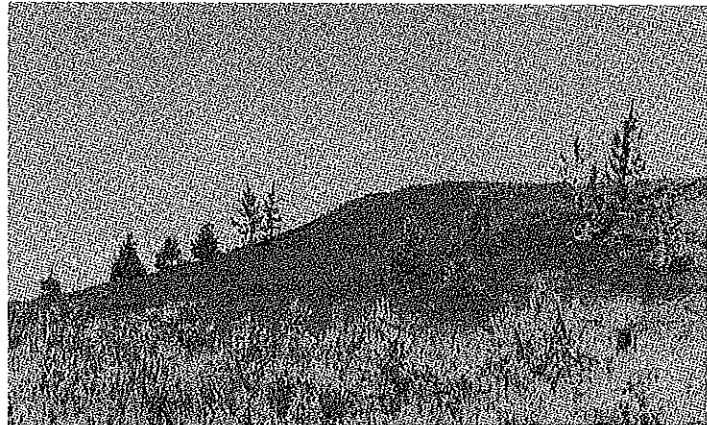
ONE OF THE LARGER TREES TO BE PLANTED SO FAR

(Being Inspected by Al Saterdal,

Stagecoach Property Owners Association Board Member

— and hamburger chef —)

DON'T FORGET THERE'S ANOTHER PICNIC THIS YEAR!!!



STATE OPERATED PARK AND CAMPGROUND UNDER CONSTRUCTION AT STAGECOACH

The Park and Campground is presently under construction by the Upper Yampa Water Conservancy District at STAGECOACH (refer to the map on page 5 and to a separate map, STAGECOACH RESERVOIR PROJECT on page 11. Initial cost for construction of this facility is estimated at \$1,300,000 plus land acquisition. It is scheduled to open in August, 1989 at which time it will be operated by the Colorado Division of Parks and Outdoor Recreation under contract with the District.

The most important features of the Park and Campground are shown on the maps referred to above.

A concrete boat launching ramp and parking pad will be included, similar in design and size to the South Boat Ramp, shown on this page.

The swimming beach will be 200 to 300 feet in length and the adjacent swimming area will be separated by buoys from the main body of the Reservoir. The beach will be planned to tolerate a five to seven foot drawdown. Such drawdowns are expected to occur after Labor Day, with the beach anticipated to be open until the end of September.

It is tentatively planned to allow water skiing in the one-third of the Reservoir east of the boat ramp, with the western two-thirds of the Reservoir reserved for non-powered boats and fishing.

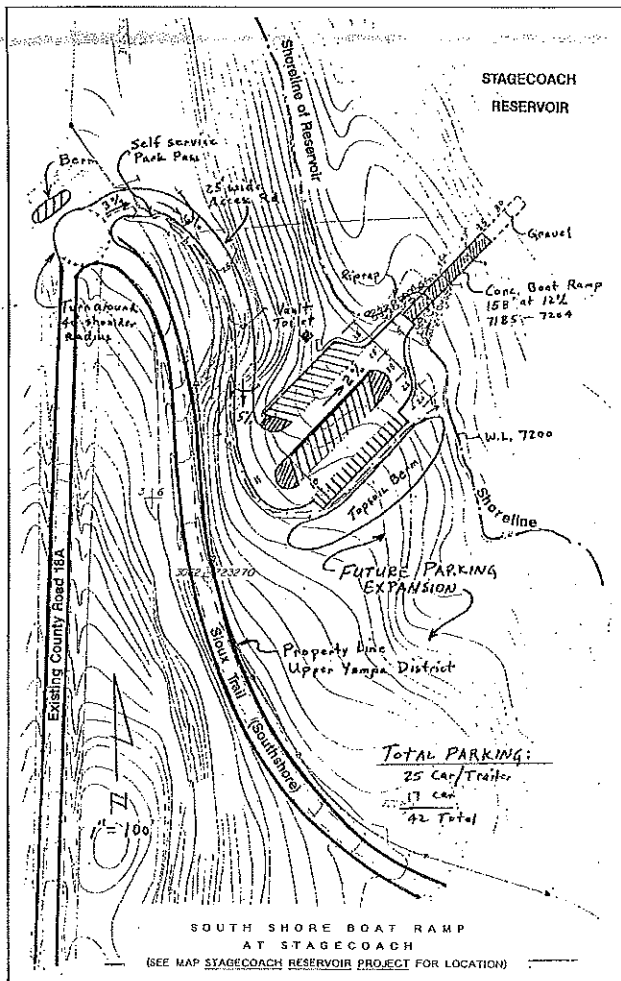
A Camper Service Building, 2500 to 3000 square feet in size, will be constructed near the boat ramp and the swim beach. A concessionaire will sell fishing, swimming and camping supplies. Public phones will be installed. Hot and cold shower facilities and flush toilets will be included, served by a separate sanitary

plant to be installed by the District.

There will be a small service office at the main (north) entrance where Park passes may be purchased. The principal Park Administration and Service building (approximately 2600 square feet) will be constructed in a drainage swale in the southwest part of the Park and will be partly obscured from view. Winter-only and emergency access will be from Routt County Road 14 in the southwest corner of the Park area.

Campsites and other structures will be screened as much as practical by the planting of trees and by berming. Approximately 100 trees, lodgepole pine, aspen and junipers, have been planted already (see photos on this page). A total of 500 trees are planned to be planted initially. Most of these trees will come from road right-of-ways at STAGECOACH. Trees are mulched and watered by truck but by July of 1988 the Park water system should be installed for this purpose. In addition a seedling nursery will be created near the administration building, making a continuous tree planting program possible.

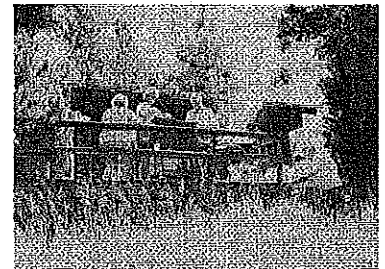
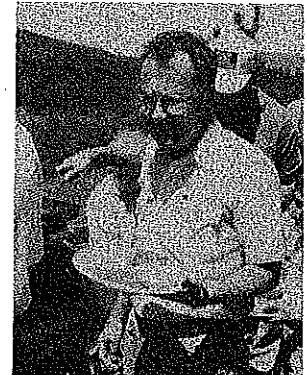
Perhaps the greatest value that the Park will have for the STAGECOACH Property Owners is its influence in preserving the recreational values of the Reservoir. This feature will also be strengthened by the requirements that are tied to the recreational grant contributed by the U.S. Bureau of Reclamation. In this regard it is interesting to learn that the water level in the Dillon Reservoir has, at times been lowered over 70 vertical feet. No water skiing or swimming is permitted at Dillon which is operated by the Denver Water Department.



Pictures Taken at
THIRD ANNUAL STAGECOACH PICNIC
JULY, 1987
RATED A MEASURED SUCCESS

(MEASURED BY ABOUT 100 HAMBURGERS AND 80 HOT DOGS — AND EQUIVALENT BEER)

GOING FOR ANNUAL PICNIC NUMBER 4
ON JULY 16, 1988
HOPE TO SEE YOU THERE



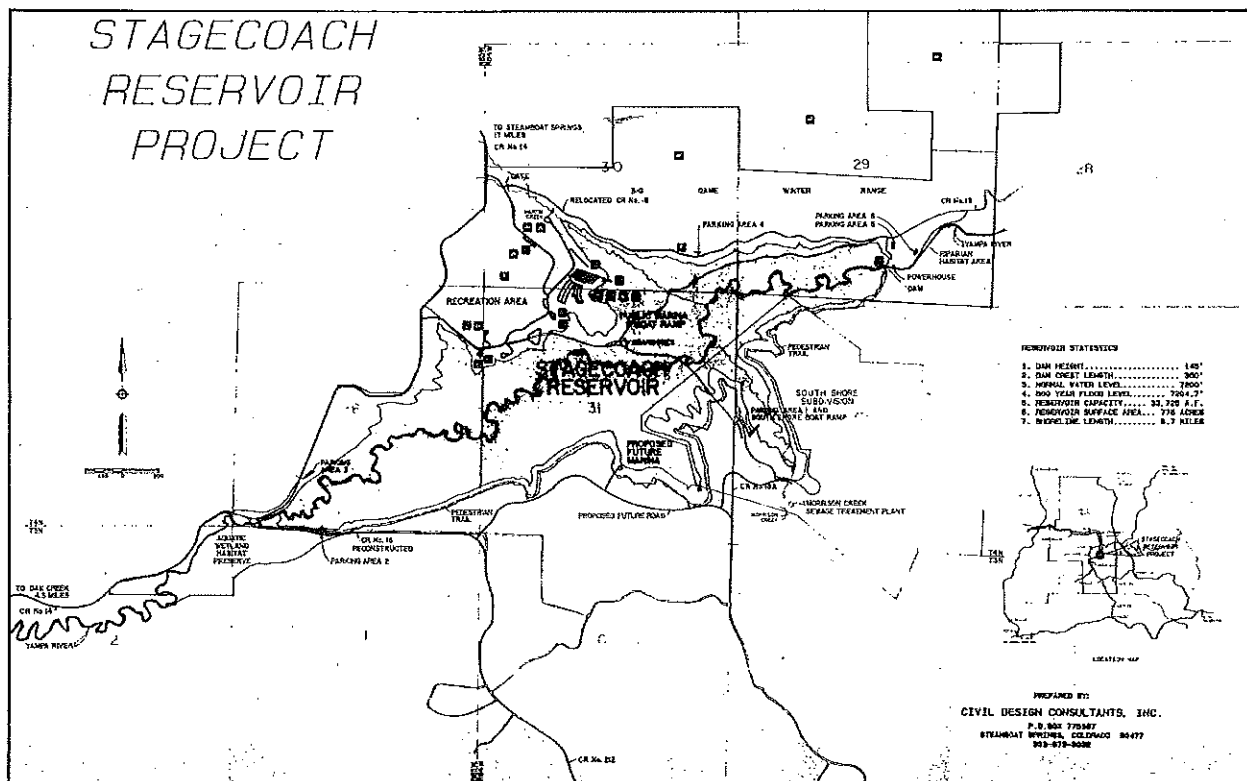
Feds make \$1.2 million available for airports

"The demand in the Dallas-Fort Worth market has indicated a need to increase

Steamboat's airline program reaches 140 cities in the U.S. through its major hubs. Final skier-day tallies for the 1987-88 season have not been released by the Ski Corp. However, officials have reported that the ski area exceeded the 900,000 skier-day total for the first time.

Hart revealed that the Ski Corp. currently is negotiating for once-a-week Saturday flights direct from New York, and thrice-weekly flights from Phoenix, Ariz.

Reprinted from the Steamboat Pilot.



MINUTES OF ANNUAL MEETING OF STAGECOACH PROPERTY OWNERS ASSOCIATION

July 18, 1987

(to be approved at '88 Meeting)

3:30 pm at Sheraton Resort/Conference Center
Steamboat Springs, Colorado

All Board members present; Attorney Fine present.

Total Attendance: 80

Total Proxy: 110

1. Minutes of July 19, 1986 Annual Meeting approved as written.
2. **TREASURER'S REPORT:** Forbes reported budgeted expenses, dues tabulation was incomplete. Question on what % propertyowners are paying dues needs to be answered.
3. **COMMITTEE REPORTS:**

- A. **Architectural Control** report by Hendricksen on building activity in Black Horse II, Eagles Watch, and road improvements. Review of procedures for building approval. Report on Fire Station plans and how to control hazards discussed. Question on firearms and how to enforce. Question on Horseback lotowner eye-sore (TV dish) in Common Area and consensus vote to pursue legal route if necessary & approve added legal costs to bring into compliance by next meeting.
- B. **Newsletter** report by Dashow proposed plans for another issue by year end including subdivision information, rental ads, and reservoir progress. Motion carried on plans
- C. **Roads** report by Hollemon reviewed Horseback/High Cross construction and problems of delayed approval by County due to engineering/contractor deficiencies. South Shore/Morningside roads were done well/on time without problems. With \$30,000 leftover in the Fund, attorney Fine was asked what to do, and explanation of court ruling followed which might be interpreted for money use in subdivisions not necessarily on roads alone.
- D. **Major Developments** reported by Saterdal reviewed Stagecoach Reservoir progress to date and Mountain Air's plans for seeking developer of its property adjacent to reservoir. More to report by next year. (See further report on Dam Site Plans in Old Business).
- E. **Property** report by Snoden of Association's inventory in Common Area and deeded land for future use as recreational areas, fire station site, etc. Stetson grazing lease explained as partial reduction of fire potential in area — offsetting nuisance factor of cattle in residential areas.
- F. **Civic Affairs** report by Guinn on initial concepts and plans for future government in Stagecoach via improvement districts, incorporation, etc.

4. OLD BUSINESS:

- A. **Morrison Creek Water & Sanitation District** report by Hollemon reviewed brief history of District's bankruptcy and remaining bonds to be paid off by Year 2001. Original debt was \$3.6MM, is now \$885M as result of 40 mill tax levy (20 mill for bond reduction, 20 mill for operations). With increased tax revenues and bond calls, he estimated debt cleared up in 6-8 years. Review of present operations and maintenance performed on existing facilities.
- B. **Dam Site Overview of Plans** reported by Phil Eggleston. (Adm. Asst. of Yampa Valley Conservancy District — YVCD). Total area covers 1800 acres, of which 775 acres is reservoir. Northern coast to be managed by State Parks Division. Southwest area is wild fowl preserve, Northeast area is elk preserve. Campgrounds along northshore are to be bermed and landscaped to minimize visual impact of boat ramp and structures along south shore. Dam construction to begin at once with (i) diversion of river, and (ii) footholds begun. Dam to be built in Summer '88. Park costs estimated at \$800M-\$1MM. Eggleston said that \$10/lot propertyowner assessments are expected to subsidize YVCD payments to State, hopefully on permanent basis, but questions on what benefits specifically accrue to Association vs. public benefits could not be answered. He promised to work on propertyowner recreational priorities for assessments paid.

5. NEW BUSINESS:

- A. **Election of New Boardmembers.** Saterdal reported nominations from Board for re-election of Snoden, Duan, and Hollemon to another 3-year term. With no further nominations from the floor, motion carried to accept slate for re-election, vote unanimous approval.
- B. **New Cable System** at Stagecoach reported by Jonathan of Cablecoach, Inc. (Or Creek firm) involving initial service to condo's by wiring underground along utility easements, thus eliminating roof-top eye-sore antennae. Cost of service is \$23/inc. He asked for association support, but even without formal endorsement of the operator, the Board re-affirmed its commitment to enforce Covenants in removing all antenna eye-sores once cable is installed.
- C. **New \$30 Annual Assessment** established by Board was explained by Dunn. His tactical review of '85 & '87 One-Year Assessments for Reservoir Recreation of \$10/lot plus voluntary Annual Dues of \$30/lot-owner. This is to be replaced by a new Annual Assessment of \$30/Lot, and to be explained fully in Newsletter. New Assessment to be budgeted as follows:
 - \$10/Lot used for Association Administrative Expenses
 - \$10/Lot used for Subdivision Reserve funding any improvements
 - \$10/Lot used for Association Recreation Reserve for funding of trail/land use on common areas and around reservoir area.

Questions on Recreation Reserve — whether it can be made separate to keep account easier. Questions on whether POA is bound to pay YVCD each year — we are not obligated other than '85/'87 Reservoir Assessments, and we retain right to decide how this future Recreational Reserve may be spent. Questions of an "guaranteed" use of Reservoir — motion passed for POA to negotiate with District on future concessions from the \$10/Lot Recreational Reserve. Questions on equality of adjacent private landowner assessments compared to POA — Board to concern itself on process of obtaining equalization of assessments of all land owners around reservoir. Question of Mountain Air assessments explained by Saterdal in a historical review of its role in development of Stagecoach with Woodmoor Corp. and its current plans to find a more financially viable developer to complete original plans for ski, golf and reservoir development.
- E. **New County Assessment** explained by Snoden and what action taken so far in protesting tax increase on vacant, unimproved Stagecoach lands. Assessor declines invitation to present explanation. Attorney Fine reported on legal action so far with respect to Colorado tax assessing system, and explained how land values established for tax purposes, and explained problem of unfair assessed value @ \$2500/acre at Stagecoach based on statewide reassessment program. He suggested continued individual/POA protests to the Routt County Commissioners.
- F. **Miscellaneous Business.**
 1. Regarding National Forest Access thru Black Horse II Subdivision, President Snoden plans to protest to County Commissioners on behalf of all POA's against such access.
 2. Discussion on possible subdivision associations formed to be more responsive to local needs, and efficient in using assessments in expense and maintenance of amenities in each subdivision.
 3. Tom Boyle submitted proposal for long range planning.
 4. Posting signs on property announcing NO FIREARMS, NO DIRT BIKE RIDING per Covenants, requested by Dagmar Downs of Eagles Nest Townhouse Asso.
 5. Discussion of major tree-replanting on bare common areas by Joe Abel.

G. **Next Annual Meeting** set for 3rd Saturday in July, 1988 in Steamboat Springs, CO. There being no further business to come before the Board, the meeting was adjourned upon motion made and seconded.

Signed: Russell Dashow
Secretary
STAGECOACH PROPERTY OWNERS
ASSOCIATION

ATTENTION VISITING PROPERTY OWNERS

who want to find their lots when
touring Stagecoach this summer

During the months of May thru October at Stagecoach, Herb Holleman will be available with maps & wheels to assist anyone in finding their remote lot. Herb lives in the High Cross subdivision, and currently has no phone to receive calls. He can be reached by taking CR16 South through the property to the Holleman Ranch road sign on the west (right) side of the road.

IMPORTANT NOTICE

A PROXY FORM IS PRINTED ON THE BOTTOM OF PAGE 3.
IF YOU DO NOT PLAN TO ATTEND THE ANNUAL MEETING
PLEASE DESIGNATE A PROXY ON THIS FORM (BOARD MEMBER
OR OTHER) AND MAIL TO: THE SECRETARY OF STAGECOACH P.O.A.,
P.O. BOX 6807, DENVER, CO 80206



PROPERTY OWNER'S ASSOCIATION

Post Office Box 6807
Denver, Colorado 80206

ADDRESS CORRECTION REQUESTED
RETURN POSTAGE GUARANTEED

POSTMASTER: DATED MATERIAL — DELIVER AT ONCE