



Express

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Summer 2010

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Created by: Ann Holmes



Courtesy Steamboat Pilot & Today

Upper Yampa Water Conservancy District General Manager Kevin McBride describes the work that will be done this summer to raise the dam at Stagecoach Reservoir by four feet. The expansion will add about 3,185 acre-feet of water to the reservoir, which currently holds about 33,275 acre-feet.

Manager's Report

By Ken Burgess

Raising the Reservoir

Kevin McBride, manager for the Upper Yampa Conservancy District, reports that the plan to raise the reservoir 4 feet this fall is well underway. The plan calls for first mowing the grass at the current water's edge to reduce pike habitat and then begin dropping the water level some 12 feet beginning in July. Large boulders will be installed along the steep area just south of the dam to prevent soil erosion and some machinery activity can be expected through South Shore. The boat ramps are expected to remain open through Labor Day. A complete description appeared in the April 25, 2010, *Steamboat Pilot*; you can read it online at www.steamboatpilot.com.

TIGER II Grant

County Commissioner Mitsch-Bush reports

that the county is moving forward on a second application (TIGER II) to obtain a federal grant to upgrade County Road 14 between the reservoir and Colorado 131 enroute to Steamboat. Much of the planning is already in place and we are well positioned.

Taste of South Routt

Mark your calendars. The 13th Annual Taste of South Routt is scheduled for June 26 from noon to 6:00 p.m. in Decker Park in Oak Creek. The Economic Development Council invites you for food, live music, beer garden, silent auction, door prizes and the many vendor booths. Admission is \$1. Vendors and volunteers please contact Julie Hoff at 736.2323 or julie.hoff@cncc.edu.

Wildfire Mitigation

A grant from the Colorado State Forest Service has been awarded to the Oak Creek Fire

Manager's Report (continued)

Protection District to retain a Supervisor / Coordinator and team who will manage fuel reduction projects in Stagecoach this summer. Greg Griswold will work with residents as well as absentee property owners in the identified Stagecoach Wildland Urban Interface (WUI) to remove hazard fuels and create defensible space on properties that desire to participate in the program. The primary focus will be on creation of defensible space and Fire Wise measures and removal of large amounts of beetle kill lodge pole.

The Fire District will also be utilizing the Association wood chipper this summer and making it available to qualified property owners upon request. Use of the chipper by property owners requires a safety training session and a cost of \$30 per day. If you have questions or wish to participate in this summer's program, please call the SPOA office (970.736.8382) or the Fire District office (970.736.8105).

Oak Creek Community Garden

With a goal of producing fresh produce and a gathering place for South Routt residents, this garden space is owned by the Town of Oak Creek and is located on the northwestern edge of Oak Creek adjacent to the ice skating rink. It can be identified by a large mining bucket on the south side of the tracks before entering the canyon.

Using a LivingWell grant, beds and fences are being erected. There is no charge for individual beds but a signed agreement is required. Produce from a community bed will be donated to organizations or families in need. A list of needed donations include a picnic table, benches, hoses, hose nozzles, garden tools and a shed, one giant tire (for a kid's garden) and a volunteer to construct an arbor, or trellis, and a message board at the entrance. For details contact Chloe at 819-6998 or email oakcreekgarden@gmail.com.

Yampa Elementary

If you have a child who will be attending South Routt Elementary School next fall in Yampa, the school requests that you contact them. Please call 970.638.4558 or email secretary Cheryl Sullivan at csullivan@southroutt.k12.co.us.

Nordic and Hiking/Biking Trails

A small group of owners met with Olympic medalist Johnny Spillane and Corby Fisher to discuss the potential of Nordic trails in the southern part of Stagecoach. Both Spillane and Fisher were impressed with the possibility of trails through our unique common area meadows and forests. There are many questions such as how to finance grooming machines, meeting and storage areas and provide for operating and maintenance costs. This, however, could be a very visible attraction for Stagecoach and the relatively unknown southern subdivisions.

Your comments and feedback are very important and will guide the Board as this possibility takes form.

Tracks and Trails Museum Exhibit

Summer hours are 10 a.m. to 4 p.m., Tuesday through Saturday. The latest exhibit looks into the lives of the wives of the miners as they struggled to manage their families, homes and tragedies. A mining accident often left these mothers to find their own way to care for the family after the loss of a husband. Wives with husbands in ranching, town business and railroading often had similar issues in their pioneering sisterhood.

No Tigers – But We Do Have Lions and Bears

Libbie Miller, District Wildlife Manager for the Colorado Division of Wildlife (DOW), has received a number of calls

reporting black bears and mountain lions frequenting neighborhoods in Stagecoach. She points out that as residents of the area, we are fortunate but have a distinct role in managing how much we share our neighborhoods. Black bears are opportunistic feeders and will exploit any available food supply, including garbage, pet food, bird seed, and table scraps. When people fail to store garbage, pet food or bird feeders properly, bears will find those sources and cause conflicts in residential areas. When it comes to black bears, all we need to do is follow one simple and basic principle – store garbage and other attractants in a manner that makes them inaccessible to bears. Spring is the time to evaluate your own garbage storage practices. Make the decision and take action to help avoid having an uninvited breakfast, lunch, or dinner guest. For more detail and valuable information visit our web-site at www.stage-coach.com.

Marina News

Tami and Tom Thurston are a busy couple. Beginning Memorial Day, the camper service store and marina at the Stagecoach Reservoir will open for the season under their management. They invite you to come down and meet them and their two daughters, Greta and Leona, and see what they can do to make your experience at Stagecoach Reservoir an excellent one. The Thurston family recently purchased the marina and store. They are a family who has been living, working and volunteering in the Routt County and Steamboat area for over 15 years. Tom owns a construction business and is a competitive dogsled racer (with trips to the Iditarod in 2009 and 2010). Tami is a local real estate agent and runs a dog sled tour business at Stagecoach in the winters where they also have property in Blackhorse I. Their girls attend elementary school in South Routt.

The reservoir boasts incredibly calm waters in the mornings and evenings, perfect for water sports. In addition to boating and swimming, you can fish for Rainbow trout and Northern Pike as well as bike, hike and horseback ride in the area surrounding the reservoir. There is also a beach area for taking a refreshing dip. The camper service store, located between the boat ramp and Pinnacle Campground, will stock basic supplies from gas, firewood and ice to assorted foods and snacks. You will also be able to rent pontoon boats, fishing boats, canoes, kayaks and paddleboats. There is boat dry storage available in the summer and winter as well as dock slips for rent during the summer – although they are going fast.

The marina and store hours are M-Th 8 a.m.-5 p.m., F-Su 7 a.m.-7 p.m. The marina and store will be closing right after Labor Day. For more information, contact (970-736-8342) or visit the website www.stagecoachmarinastore.com. The Stagecoach State Park is open year round; the boat ramp opened May 1. Just a reminder – a Colorado State Park Pass is required to enter the park.

Association Dues

For the past two years the Association has sought to significantly increase dues to better fulfill its mission as documented in the Declaration of Covenants, Conditions and Restrictions (CC&Rs). The efforts failed to achieve the required approval of the membership.

The Board debated whether or not to pursue an increase again this year. The issue will be addressed at the Annual Meeting of the membership on Saturday, July 24, at SOROCO High School. We

(Continued on page 8)

SPOA vs. Taber: Lessons Learned

By Tom Watts

In February, the three arbitrators appointed to hear the dispute between SPOA and Phillip and Lori Taber issued their decision. They ruled that the Tabers must make certain changes to the garage/storage building on their property but would not be required to demolish the building. The arbitrators also ruled that SPOA and the Tabers must each pay their own attorneys' fees. There are important lessons to be learned from this dispute and the resolution of the dispute. Before discussing those lessons, it would be helpful to first describe the facts that led to the dispute:

Every lot at Stagecoach that was developed by the Woodmoor Corporation is subject to the Declaration of Covenants, Conditions and Restrictions. [the "Covenants"]. Article V of the Covenants says that no house or other structure can be constructed on a lot until the plans and specifications for the structure, "have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an Architectural [Control] Committee ["ACC"] comprised of three (3) or more representatives appointed by the Board."

The Covenants also place restrictions on the way in which the buildings on the lot can be constructed: "All porches, storage areas, garden houses, etc., must be attached to [the] dwelling house and be constructed so as to constitute one building only except that one ancillary building in keeping with the overall architecture or scheme

of the dwelling will be permitted provided that it is included both as to design and location on a plan submitted to the Committee."

Phillip and Lori Taber own a lot in the Blackhorse II subdivision at Stagecoach. Sometime prior to October, 2007, the Tabers constructed a garage/storage building ["Garage"] on their property without first submitting the plans and specifications to either the Board or the ACC. The footprint of the Garage is approximately 2200 square feet. The Taber's house, by contrast, had a total square footage of approximately 1200 square feet.

When the violation of the Covenants was brought to their attention, the Tabers submitted the plans and specifications for the Garage to the ACC with a request that the construction be approved retroactively. At the time, the ACC had only one member. He reviewed the plans and rejected the Taber's application. His reason for rejecting the application was that the Garage was too large, compared to the house on the lot. Although there are many houses at Stagecoach that have detached garages, in almost every case, the garage is substantially smaller than the house. The ACC member concluded that the Tabers' Garage was not "harmonious" with the other detached garages at Stagecoach.

The Tabers appealed to the Board of Directors but the Directors agreed that the Garage was too large, compared to the house. The Tabers then informed SPOA that they would not voluntarily reduce the size of the Garage, but offered to change the exterior of the

(Continued on page 4)

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SPOA vs. TABER: Lessons Learned (continued)

(Continued from page 3)

Garage and to landscape around the Garage to make it less visible from the road and from adjacent properties. SPOA countered with an offer to let the Garage remain if the Tabers would agree to enlarge their house. Unfortunately, the parties could not agree.

When it became apparent that settlement was not possible, the parties agreed to submit the dispute to a panel of three arbitrators in a "binding" arbitration. The evidence was heard by two retired judges and an attorney. During the arbitration hearing, the Tabers focused on three main arguments: Their first argument was that SPOA has failed, in the past, to prosecute Covenant violations by other owners. In the Tabers' view, it was unjust for SPOA to single them out for prosecution. Their second argument was that it was "arbitrary" for SPOA to take the position that the size of the Garage made the Garage not "harmonious" with "surrounding structures." And their third argument was that SPOA had violated its own rules since the Covenants say that house plans are supposed to be reviewed by an ACC composed of three members, not one.

SPOA responded to the Tabers' first argument by stating that it has limited resources and cannot reasonably be expected to prosecute every Covenant violation. In response to the Tabers' second argument, SPOA noted that architectural control covenants for housing developments are often ambiguous. As a result, the courts have stated that the homeowners' association interpretation of the covenants will be accepted, so long as the association acts in good faith. And in response to the Tabers' third point, SPOA argued that the Tabers' appeal to the Board of Directors corrected any problem resulting from the fact that the Garage plans were reviewed by only one ACC member.

As it turned out, the arbitrators decided the case on the basis of the Tabers' third argument: The Covenants say that if plans submitted to the ACC are not rejected within 30 days, the plans are considered to be approved. The arbitrators ruled that because the rejection of the Tabers' Garage plans was made by only one member of the ACC, instead of a majority of at least three members, the rejection was not valid. And, since there was no proper rejection of the plans within 30 days, the plans were automatically approved. However, the arbitrators went further: They said that although they were deciding in favor of the Tabers with respect to the procedures that were followed, the Tabers would still be required to make certain changes to the exterior of the Garage and to the landscaping around the Garage to lessen the visual impact. They gave the Tabers until August to make those changes and ruled that the Tabers would be subject to fines imposed by SPOA if they failed to make the changes. The arbitrators also said that because they were ruling partly in favor of Tabers and partly in favor of SPOA, each party would have to pay its own attorneys' fees.

What are the lessons to be learned from this dispute? One obvious lesson is that SPOA has to be more careful about following its own rules. In this regard, the Directors recently took action to insure that the ACC would never have less than three

members. Another lesson is that SPOA needs to enact building guidelines that flesh out the ambiguous provisions in the Covenants, so that SPOA cannot be accused of being "arbitrary". Toward this end, the Directors, at their April, 2010, meeting, approved an initial set of guidelines that was first published in the Spring, 2009 *Stagecoach Express*. Among these is a guideline saying that SPOA will not approve plans for an "ancillary" building if the floor area of the ancillary building exceeds one-half of the total floor area of the house.

The arbitrators also said that because they were ruling partly in favor of Tabers and partly in favor of SPOA, each party would have to pay its own attorneys' fees.

But the most important lesson learned was from the process itself. Although SPOA has not often invoked litigation or arbitration to enforce the Covenants in the past, it has the right to do so. The present Board of Directors believes very strongly that SPOA has not only the right but also the duty to enforce the Covenants. The Directors have, therefore, adopted a policy that says SPOA will pursue Covenant violations, to the extent that resources permit. And while it true that the Tabers' Garage will continue to stand, the decision in this case does not, in any way, authorize or permit Covenant violations by other lot owners. If an owner constructs improvements without first obtaining SPOA approval, he should expect that SPOA will respond.

The Covenants were put in place, thirty years ago, to insure that Stagecoach would develop in an orderly way. Because the houses at Stagecoach are few, and often far between, there is a tendency for people to forget that the "open space" next to their lot is actually owned by another SPOA member. The fact that the owners of the adjacent properties are absent does not give a lot owner permission to build whatever he wants.

The Directors recognize, however, that the passage of time may have made some of the Covenants obsolete or nonsensical. Perhaps the Covenants should be changed to allow, for instance, the keeping of horses on certain lots in the southern subdivisions. But the process for changing the Covenants requires the approval of a large percentage of owners, and it has been difficult in the past to obtain this approval. None the less, the Directors are committed to seeking changes that make sense. So, you can expect to see a proposal for certain modest changes as early as the next annual meeting, on July 24. Until the Covenants are changed, SPOA will continue to enforce them as they have been written.

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What Can Be Done About Our Property Taxes?

Please note: The SPOA Board of Directors has not expressed an opinion regarding the following article.

By Tony Stich

My name is Tony Stich. I have been challenging my property taxes for the last 8 years. I'm trying to gather support for a full blown property tax protest for all of Stagecoach. I was successful with my own property tax protest in 2006. That said I had to take it to the State Board of Assessment Appeals. In 2008, our Horseback property values increased from 301 to 466 percent! So I gathered lot owners of 94 Horseback properties and protested via our attorney. This time we're going to trial as there are legal issues at stake that our county wide. The County Attorneys tried to get our action dismissed but the Judge ruled in our favor on all counts.

The first thing that you can do is, a page taken from Suzie Ormond; Suzie is recommending that every property owner in the United States should file for Abatement relief as property values have fallen approximately 30% across the country and most counties do not want to see their revenue decreased by a revaluation. Tom Ross, a Steamboat Pilot columnist stated in a November 2009 article that property values in Steamboat have taken a 42% drop. Your property taxes are paid in arrears so you must pay your property taxes; so your only recourse is to Petition for abatement. See <http://www.dola.state.co.us/dpt/forms/index.htm> to obtain the forms

You have until Tuesday, June 1, 2010, to submit your Appeal / Petition. Please note that your appeal can be sent via E-mail.

Appeal information can be found on the Assessor's web page. The Appeal Information is located near the bottom of page: <http://pioneer.co.routt.co.us/asp/assessor/>.

It will take some persistence on your part. The Assessor has 6 months to review your petition. If he doesn't agree, you need to go before the Routt County Equalization Board. My experience to date has been ... they just rubber stamp the Assessors recommendation. You then have to file a third petition to the State Board of Assessment Appeals. The good news is that an appeal to the Equalization Board can be handled with or without you being present and your appeal to the State can be done via a conference call.

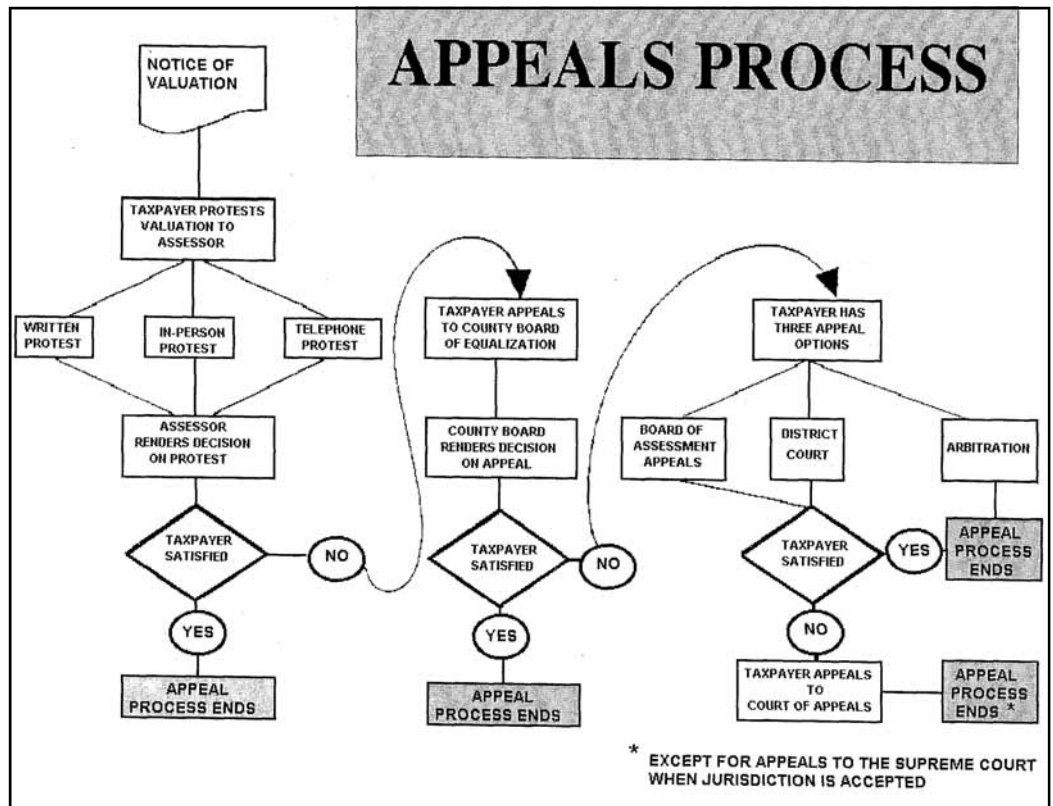
Future Valuation

Second, and maybe the most important issue we face is our next property valuation. This valuation period will end 06/30/2010. The assessor uses the previous 24 month sales history to come up with our new valuation along with other data to arrive at our values. But the key element is sales history, if there are

not enough sales during that period, then, the appraiser looks at additional sales history, in 6 month increments, until they have enough sales for a comparison. Here's the rub. These early sales are some of the highest values in history of Stagecoach. Our best defense is for us **all to join together** to challenge our valuation or we will have at least another 2 years of these ridiculously high property taxes.

I tried to get a ballot issue before the Stagecoach Property Owners Association for a one-time dues increase of \$30.00 so we could hire a Property Tax Attorney. Our Property Owners Association Board agreed that we need to do something. But it takes a 66% majority vote of **all** lot owners for the issue to pass and to date that has never happened.

If I can get enough financial support from membership I will do my best to see it **through**. There are no guarantees but I've located a Property Tax Attorney that specializes in issues of this nature and I believe that this is our best shot at receiving a just valuation. If you feel victimized and helpless, please join our protest against **unfair** tax assessment. I'm requesting a contribution of \$30.00 per lot. Please include your Routt County Account # and your parcel ID #. These numbers can be found on you Property Tax Notice. The Property Owners Association can not provide me with your E-mail address so please include that as well. Send your financial support to: Tony Stich / EyeOnStagecoach, 33017 Maricopa Trail, Oak Creek, CO 80467. Tele: (970) 736-1110, Email: Stich7@q.com. If we are unable to garner enough support to fund our effort or should we receive more funds than we need, I will refund your monies. I understand that many of you do not know me. So please feel free to call me.



Approved Minutes of January 2010 Board Meeting

The Board of Directors of the Stagecoach Property Owner's Association met on Saturday, January 16, 2010, at the Stagecoach Fire Station for their regularly scheduled quarterly meeting.

Present: President Don Alperti, Secretary Ann Holmes, Tonja Elkins, Stephanie Fairchild, Sue Kimes, and Amy Kopischke.

Also Present: General Manager Ken Burgess, Tony Stich, and four residents of Red Hawk.

Don Alperti called the meeting to order at 9:07 a.m.

Approval of Minutes

Motion: by Sue Kimes, 2nd by Stephanie Fairchild to approve the Board minutes from the October 24, 2009, Board of Directors meeting, as contained in Board members' packets. One addition was made regarding approval of additional funding for South Shore engineering work. All in favor.

Financial

Motion: In the absence of Treasurer Ken Jones, Ken Burgess requested approval of the October thru December 2009, check register as contained in Board members' packets. Tonja Elkins made the motion, 2nd by Amy Kopischke, all in favor.

Motion: Ken Burgess requested that the board approve an increase in our accounting expenses. Stetson Accounting & Consulting, LLC, has requested an increase from \$1250 to \$1500 per month effective in January. Ken noted that the accountant has been at the current level since 2006 and that both the Treasurer Ken Jones and the General Manager support this increase. Amy Kopischke made the motion, 2nd by Tonja Elkins, all in favor.

Motion: Ken requested that the board approve SPOA's tax filing status. Treasurer Ken Jones had recommended the cheaper method. Tonja Elkins made the motion, 2nd by Stephanie Fairchild, all in favor.

Phipps Hearing

The residents of Red Hawk Village present addressed the history and the current status of Mr. & Mrs. Parker Phipps' 6ft privacy fence they installed surrounding their property at the end of the cul-de-sac. GM Ken Burgess had summarized this in an email to the board. The fence had not been approved by either the Red Hawk Village ARC, or the SPOA ARC before its installation. President Don Alperti charged Parker Phipps with contacting GM Ken Burgess to set up a meeting with the SPOA ARC and the board would suspend fines until April.

Motion: by Sue Kimes, 2nd by Amy Kopischke to hold finds in abeyance until April. All in favor.

South Shore Parcel B Report

Tonja Elkins reported that the lease between SPOA and the Upper Yampa Water Conservancy for the Common Area in question would be signed at the upcoming February UYWC meeting. All of the engineering UYWC requested had been finished by Landmark Engineering. Tonja said she planned on attending the February meeting.

Manager's Report and Old Business

Ken Burgess elaborated on his written Manager's Report that he had emailed to the board members. 1) He explained the status of several complaints regarding Horseback Lot 74 and an adjacent common area. 2) He reported on a hearing of the county commissioners' with Morrison Creek Water District, and their decision that there was no need to restrict the number of vaults since it would take some 10 years or more to absorb the current authorizations. 3) No cost estimate has come from the Stagecoach Townhomes for their individual building new address signage, but their metal sign was in work. 4) The Oak Creek Post Office is monitoring the increase use of the cluster box units (CBUs) in

Stagecoach, since there has been more demand with the closing of the Sundance Plaza Post Office and will advise when more are needed. 5) Ken asked the board about its interest in pursuing a dues increase this year and after some discussion, the board members present agreed that until the economic situation improves and demand for Stagecoach properties increases that it was not advisable. 6) The board agreed to April 17 as the date for the next board meeting.

New Business

Sewer Trunk Line Extensions

As Chairman of the Stagecoach Watchdog Group, Tony Stich presented a 2-page summary of how sewer trunk line extensions funded with Local Improvement District (LID) bonds may be the way to bring sewer service to the 1495 lots without sewer service in Stagecoach. Getting buy-in from the county assessor to agree to an "absorption rate" equal to the length of the LID bonds would be a possible option. He said he plans to check with the State Board of Assessments and Appeals on this.

President's Comments

Don Alperti first reiterated that the current IGA (Inter Governmental Agreement) on vaults is not the long-range answer for Stagecoach and applauded Tony for addressing this issue. Although Morrison Creek Water District may have a problem with approving wells for so many separate lots as Tony suggested in his development scenario.

Don reported that the Stagecoach Plan was about 90% complete and with a new person joining the County Planning Department on January 25, the estimated completion date was now March.

The Morrison Creek Water District's Master Plan has been approved and that Bob Woodmansee has replaced Ken DePaul on the board.

Don said that the County Planning Commission had received a request for zoning change from Julie and J.S. Spitzley to change their land near the intersection of CR212 and Schussmark to commercial. Don also reported that the county had accepted Song Mountain's request for zoning change from high-density residential to lower density but had requested that the their PUD needed to include the cost for a 36ft-wide road for the 5.5 miles to their main entrance. Don doubted that Mr. Song would be back anytime soon.

Noting that terms for three directors—Tom Watts, Ann Holmes and Tonja Elkins were up this year, Don appointed a nominating committee of Sue Kimes, Amy Kopischke and Stephanie Fairchild. Elections will be at the Annual Meeting July 24 at SOROCO High School.

Motion: Don requested the board approve the appointment of Frank Murphy, Tony Stich, Bob Woodmansee, Julie Spitzley and John Dodd to the ARC. Tonja Elkins made the motion, Sue 2nd, all in favor.

Executive Session at 10:54 a.m.

Motion: by Stephanie Fairchild, 2nd by Amy Kopischke, all in favor, to exit into executive session as allowed in CRS 12-22-107.

Motion: by Amy Kopischke, 2nd by Tonja Elkins, all in favor, to return from executive session at 11:14 a.m.

South Recreation Area

Amy Kopischke announced that she and Art Fine have begun work on defining a recreation area in some of the open lands surrounding the subdivisions out CR16 up Lynx Pass.

Adjournment

Motion: By Stephanie Fairchild, 2nd by Tonja Elkins, all in favor, to adjourn at 11:33 a.m.

Stagecoach State Park Management Plan Update

By Kimi Hollwedel, Stagecoach State Park Administrative Assistant

The staff at Stagecoach State Park would like to thank those who attended the open house Park Management Plan meeting on Thursday evening, April 29, at the Firehouse.

We appreciate the community involvement and are happy to have had the chance to meet with locals and Stagecoach residents. At the meeting, we discussed relocating the wakeless buoy line, the construction project at the dam scheduled for this summer, a variety of park operation topics, and answered many questions about the new state-wide boat inspection regulations that went into effect May 1, 2010. Due to the amount of comment cards and voiced concerns about limited inspection operation hours at the Morrison boat ramp, inspection hours have been increased. Both boat ramps will be open from 8:00 a.m. to 8:00 p.m. seven days a week beginning May 20 and ending September 6.

Overall, the meeting was very successful and the comment box supplied a lot of information that is valuable to future park operations. Comments are always welcome and can be shared by visiting our website at www.parks.state.co.us and clicking on the "Management Plan" link on the left.

Thank you for all of your support, suggestions, and communication. Have a safe and fun summer!

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Manager's Report (continued)

(Continued from page 2)

will not be soliciting the two-vote process needed to obtain a quorum but do want to keep the issue before the membership for future consideration. One alternative to permanently raising dues may be to simply assess the membership (with their approval, of course) on a one time basis to fund specific recommendations.

For example, a \$25 one-time assessment would generate some \$60,000 for the acquisition of a five-acre parcel in Skyhitch II. This would include a yurt and would be a very nice beginning toward a Nordic ski, hiking, and biking trail system with a "warming hut" which would then all be on common area.

Food for thought.

CC&Rs

We will be making a serious attempt to change the CC&Rs to a more accurate and current condition. Your Notice of Annual Meeting will be mailed in June. It will contain CC&R issues to be voted upon that are reasonably non-controversial. Each proposed change will be contained on a ballot so that the changes can be addressed and voted on separately. Your participation is extremely important. With a sufficient response we may be able to avoid asking for Court approval of proposed changes (an affirmative 2/3s vote is sufficient; a 1/3 affirmative vote can be sufficient but only with Court approval). Please call or email me if you have any questions. Again the proposed changes will be in the Notice and proxy material mailed next month.



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