



# Express

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Summer 2012

*Remember:*

## **Annual Membership Meeting**

**Saturday, July 28, 2012**  
**9 a.m.**  
SOROCO High School  
Oak Creek, Colorado

## **Board of Directors**

President:

**Thomas Watts**

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**Tonja Elkins**

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Secretary:

**Ann Holmes**

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Art Fine

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Created by: Ann Holmes



*Friends of Stagecoach State Park organizing committee member Pam Williams serves free popcorn at the first Concert on the Beach Thursday, July 12. About 100 people sat or played on the beach while local blue grass band, Old River Road, performed. See page 9 for more photos and information about their upcoming events.*

## **Stagecoach Fuel Hazard Project Update**

*By Robert Skorkowsky*

The trees killed by the mountain pine beetle epidemic and the lack of moisture have created an extreme fire danger in the Stagecoach area. The Stagecoach Fuel Hazard Project is now in the 6th month of implementation and things are getting very busy! In addition to the logging contractors cutting and removing dead trees across 12 SPOA subdivisions, the Oak Creek Fire Protection District – Fuels Mitigation Crew is busy implementing fire mitigation around homes and along roads in the Stagecoach area. Due to the safety hazards posed by logging operations, we are asking that property owners, except for local traffic, stay out of the areas being logged. If you need access please contact the SPOA general manager.

The Fuels Mitigation Crew has recently completed mitigation work in the Blackhorse II

subdivision and is now moving into the Blackhorse I subdivision. These guys are cutting trees in the road easement and in the lot easements to help improve access by emergency vehicles by removing fuels that during a fire could make access impossible. This crew is leaving cut firewood, posts and rails along the roadsides in these subdivisions. If you want these materials please help yourself. If this crew is working near your home, be sure to thank them as they are working very hard and doing an excellent job. The fuels crew has been working in the Stagecoach area since early this spring and will continue into winter. Once we have snow on the ground and the fire danger is reduced, this crew will coordinate the burning of the hundreds of slash piles created from the logging operations.

Phase I of the mitigation project includes all of

*(Continued on page 2)*

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Skyhitch I, II, III, IV and South Station I. Approximately 100 acres of cutting units have been identified in the Phase I project area and approximately 50 acres have been cut. The majority of the remaining areas will be cut and removed by the end of July, although some areas will take until late fall to complete. All of the Phase I areas are accessed off of Hock-Eye Way. By early August slash piles in the Phase I area will be a great source for firewood. Please, if you are collecting firewood stay out of active contract areas. Those roads should be posted closed and those logs are the property of the logging contractor. Active contract areas are extremely dangerous.

Phase II will include approximately 50 acres in Blackhorse I and II, High Cross, Overland and South Station II - and Phase III (Morningside) will be approximately 10-20 acres. Phase II & III are anticipated to start in August/early September and continue through the fall.

This project has been designed to achieve several objectives: 1) Reduce the wildfire hazard by reducing the fuel buildup created from the mountain pine beetle epidemic. 2) Fully clear all platted roadways of trees. 3) Clear lot easements to allow future installation of utilities. 4) Clear dead pine up to approximately 40 feet within lots that may fall into roadways. 5) Widen escape routes to allow safer egress in the event of a wildfire, and 6) Clear common areas of dead trees.

Some property owners have asked if additional tree clearing work can be accomplished on their property in addition to the approximately first 40 feet of the lot. If you're interested in having your entire property included, please contact Ken Burgess, the SPOA General Manager at 970-736-1036 or by email at [gmspoa@zirkel.us](mailto:gmspoa@zirkel.us) and ask to be added to the list of SPOA members desiring all of the beetle kill to be removed from your property. Please provide your name, contact information, subdivision and lot number and also identify whether any improvements are on your property. In order to constrain expenditures of subdivision funds, SPOA will be requiring payment of \$430 per forested acre for tree clearing in areas beyond the first 40 feet into your lot. This cost will be calculated for you should you choose to have additional areas included.

Other property owners have indicated that they are not interested in participating in the project. If a SPOA member does not want this project implemented on their

By Kerry Eaton, Town & Country Properties

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

### Vacant Land

There were eight vacant land sales the first half of this year. There were two sales in Morningside at \$4,500 and \$6,500. There were two sales in Sky Hitch IV both closed at \$7,500. A sale in Overland closed at \$16,000, Black Horse I at \$17,500 and South Shore at \$22,000. The Song property (2,000 acres) closed at \$4,374,180. There were five sales for the first half of 2012 from \$5,000 to \$45,000. Currently there are 119 lots on the market starting at \$5,000 up to \$995,000 (large parcels).

### Condos and Townhomes

There were 13 sales and two that are currently pending the first half of this year. Six sales were Wagon Wheel condos in the range of \$27,500 up to \$55,000. Seven sales were in the Stagecoach Townhomes in the range of \$51,000 up to \$75,000. Twelve of the sales were bank owned and one was a short sale. Both sales that are pending are in Eagles Nest Townhomes. There were eight sales for the first half of 2012 ranging from \$53,000 up to \$89,200. Seven of the eight sales were bank owned or short sales. Currently there are two Stagecoach Townhomes on the market, one listed for \$75,000 and the other at \$90,500. One is being offered as a short sale and the other is privately owned.

### Single Family Homes

There were nine sales and one that is pending the first half of this year. Two homes in Morningside—one for \$180,000 and the other for \$234,900; one home in Red Hawk for \$180,000; two homes in Eagles Watch—one for \$225,000 and the other for \$320,000; one in Horseback for \$265,000; two in Meadow Green—one for \$300,000 and the other for \$380,000 and one in Coyote Run for \$510,000. The pending sale is in South Shore. Three of the sales were bank owned, three were short sales and three were private sales. There were 14 sales for the first half of 2012 ranging from \$154,500 up to \$350,000. Ten of the 14 sales were bank owned and four were private sales. Currently there are 23 homes on the market starting at \$179,000 up to \$3,400,000. Of those 23, one is being offered as a short sale, two are bank owned and the remaining are privately owned.

Every real estate market is "local" and we are still working thru all of the distressed properties. With that being said the bank owned properties are moving quickly which is crucial in order for property values to begin increasing. Yes, there is light at the end of the tunnel.

property in the areas within their lot and beyond the lot easement, we are asking that you 'opt-out' by contacting the General Manager. Members who opt out will be responsible for removing their dead trees.

This project, when completed, will directly or indirectly benefit every lot within the 12 southern subdivisions and all of Stagecoach by reducing the wildfire hazard. Given the tremendous fuel hazard in the Stagecoach area, the continued implementation of this project is critical. We appreciate everyone's patience and understanding during the implementation of this project.

## Covenant Corner

All new structures, changes and landscaping must be approved by the architectural review committee first.

Forms are found on the website [www.stage-coach.com](http://www.stage-coach.com) or call 736-1036.

# President's Message

*By Tom Watts, SPOA Board President*

It is a beautiful day in the mountains today. The temperature is in the low 80s; the sky is a clear blue; and there is a slight breeze blowing from the northwest- just enough to stir the leaves on the aspen trees into constant motion. From where I sit, I can see the ski boats racing through the water near the dam and the fishermen parked in the "no-wake" zone where the Yampa flows into the reservoir.

We had a few days of rain a week ago, but by and large it has been a dry year so far. The sign in front of the fire station still lists the fire danger as "extremely high" and the summer tubing on the Yampa was cancelled a couple of weeks ago. We had a scare one evening in June, before the rains came, as the valley filled with the smell of wood smoke. It turned out to be a "structural fire" [an old barn burned] but the fire departments of Oak Creek and Steamboat were out in force to prevent the structural fire from becoming a forest fire.

Perhaps it is the dry conditions, or the grinding effect of the economic downturn, but people seem to be a bit stressed right now. There was certainly a bit of stress on display at our special meeting of SPOA members on June 16. As you all know by now, we are attempting to raise our dues by \$100 per year for five years to build roads in the southern subdivisions. Most of the members who attended the meeting on the 16th were opposed to the dues increase. However, the group in attendance was not representative of our entire membership. Based upon the proxy authorizations we have received so far, I would say that opinions are closely divided on the matter.

By the time you read this, many of you will have sent in proxy authorizations appointing a proxy to vote on your behalf at the annual meeting on July 28. And those of you planning to attend the meeting have probably already decided how you will vote. So, I'm not going to make another attempt at convincing you to approve the dues increase. But I would like to talk a bit about some of the comments made at the meeting on the 16th because those comments demonstrate some basic misunderstandings about SPOA.

For me, the most thought-provoking comment came from a gentleman who owns property close to the reservoir. He said that he dreaded having to deal with issues involving lots in the southern subdivisions. As far as he was concerned, what happened in, say, Skyhitch, had nothing to do with him. From his standpoint, the Stagecoach covenants are archaic and should be abolished since the needs and issues concerning the southern subdivisions are so different from the needs and issues concerning the subdivisions near the reservoir. What made this comment so striking to me was the speaker's apparent belief that it would be possible to abolish the Stagecoach covenants.

When you and I bought our respective lots, the lots were "encumbered" by some terribly worded and poorly thought-out restrictions commonly known as the Stagecoach covenants. These restrictions "run with the land," which means that they continue to apply to the land, regardless of who the owner is. So, for instance, if an owner defaults on a mortgage loan and the bank takes ownership, the bank is bound by the covenants. And when the bank sells to a new owner, the new owner is bound by the covenants. And if a lot owner builds a house and rents the house, the lot owner and the tenants are all bound by the covenants. The only way to eliminate the covenant restrictions for a particular lot is for all the people who

have a right to enforce the covenants with respect to that lot to sign a paper saying that the covenants will no longer apply to the lot. Now for the catch: When Woodmoor filed the covenants for every subdivision, back in the 1970s, they included a provision that makes the covenants enforceable not only by the board of directors of SPOA, but also by every member of SPOA. So, if an owner in, say, Coyote Run, puts up a clothesline to dry laundry, an owner in Overland Station could theoretically file a lawsuit to force the Coyote Run owner to remove the clothesline. That means that the only way to "abolish" the Stagecoach covenants is to get every single SPOA member to agree.

So, we are all stuck with the Stagecoach covenants. Can we amend them so that issues affecting particular subdivisions are voted on by only the members of those subdivisions? Possibly, but such an amendment would require the approval of two-thirds of the entire membership, that is, the owners of approximately 1500 lots. In the meantime, the only way that SPOA can obtain the money to benefit a particular subdivision or set of subdivisions is to use the dues money paid by everyone. And this brings me to another interesting comment made at the June 16th meeting.

One member commenting at the meeting said that dues should only be used to benefit all owners equally. But if you think about this for a moment you will see that benefiting all owners equally is impossible. Every time the directors approve an expenditure, it directly benefits some members more than others. A good example is our on-going effort to log trees in the southern subdivisions that have been killed by the pine beetle. Although we have been successful in raising a substantial amount of grant money [approximately \$75,000], the grant money does not pay the entire cost of the logging. So far, we have committed an additional approximately \$58,400 of SPOA funds to complete the project. An argument could be made that the funds spent on logging are directly benefiting only the owners in the southern subdivisions [Although I, as an owner at South Shore, after smelling the smoke on that evening a few weeks ago, well recognize the indirect benefit I am receiving from the logging project]. Perhaps a better example would be the approximately \$3,000 we have spent annually in the past to maintain the children's playground at Coyote Run. The playground sits on SPOA property but benefits primarily the residents of Coyote Run and the surrounding subdivisions. Another example would be the money we have spent to develop Nordic ski trails. Although the trails are physically located in Skyhitch and South Station, there are only a few residents in those subdivisions, so the primary beneficiaries are the people who live in other subdivisions.

SPOA was created by the Stagecoach covenants. When you purchased your lot, you consented to becoming a SPOA member, whether you realized it at the time or not. The purpose of the association, as stated in the Stagecoach covenants, is the, "preservation of the values and amenities [of Stagecoach]." One of those "amenities," in the view of the current Board, is the right to build a house on your lot. To the extent that we have funds available we will continue our efforts to preserve the amenities of Stagecoach, even though our actions may, from time to time, benefit one set of members more than others.

I hope to see you at the Annual Membership meeting on Saturday, July 28, at SOROCO High School in Oak Creek at 9 a.m. We will continue our discussions then.



# Manager's Report

By Ken Burgess, SPOA General Manager

## Board of Director Nominations

Below are the nominee statements that were not available in time for the Notice of Annual Meeting. Please review and try to attend the annual meeting at 9 a.m., Saturday, July 28, at SOROCO High School or send your proxy to our accountants at:

Stagecoach Property Owners Assn.  
PO Box 774845  
Steamboat Springs, CO 80477.

### Kenneth Jones

I am seeking election to the SPOA Board of Directors. I have previously served as Treasurer and as a member of the SPOA Board. I bring in-depth financial experience having managed banking and accounting departments including the accounting functions for Real Estate and Asset Management departments. I desire to rejoin the team and represent and protect the interests of the SPOA members. I continue to enjoy Stagecoach and look forward to contributing to the effective development and smooth operations of the subdivisions.

### Skip Moyer

My wife, Cathy, and I have lived in Morningside for one year, having moved from Steamboat where we lived part-time for five years. I'm a retired Navy pilot who spent 28 years in service to our great country. We've moved a lot, have lived in many different types of communities and appreciate the importance of volunteer effort to maintain and improve the lives of community members. I've personally served on two homeowner association boards and numerous civic organizations. Each required a different approach to problem solving, but volunteer work boils down to two principles: Listen to the needs of the folks who selected you to the board and work your butt off to get things done. If elected to serve you, I'll do both. A career in the military brings a common-sense approach on how to communicate clearly and an ability to "pick the pepper out of the fly poop." I'd like to think that I've learned those lessons pretty well. We've got a lot of very difficult issues here in Stagecoach and a lot of very talented folks who are interested in taking a shot at resolving some of them. Thanks for your consideration.

### Mike Koponen

I have owned a home in Stagecoach now for going on six years which is located on Filly Trail (the first Filly Trail) in Blackhorse subdivision. We previously owned a condo in town, but located in Stagecoach because we were attracted to being in the woods, the open space, peace and quiet, and value we could get for the dollar. My main residence is in Loveland, Colorado, and we spend on average every other weekend, holidays and vacation time in Stagecoach to ski, hike, snowshoe, road bike and mountain bike. I have been in high technology sales and marketing my entire career and am employed at Hewlett Packard in the Computer Storage Group where I manage a team who works on technology alliances and marketing programs. I am experienced in setting objectives, defining strategy, developing plans, working on complex problems involving groups with diverse needs and manage a yearly budget in the area of \$1M. I believe all these skills and experiences would allow me to contribute to guiding the SPOA board to work on the

right priorities for the Stagecoach home and property owners. I am married (Marilyn), have four boys all out of the house, and two dogs.

### Josh Voorhis (Incumbent)

I own two lots in Stagecoach. One is in Black Horse I and the other is in Sky Hitch II. My family and I currently live in Oak Creek. I work for the Forest Service where one of my primary duties involves livestock management on the forest. I deal with people regularly through my job and I'm also on the Sierra View HOA and the Oak Creek Town Board. I have had a great deal of experience dealing with a wide variety of issues a board or community may face.

## Emergency Contacts

More and more the only voice contact residents have is a cell phone. Routt County Emergency Management needs those numbers to utilize reverse 911 in the event of an emergency. With the existing danger of fire it is prudent to keep this current. Please update your contact information at the following website: <http://www.co.routt.co.us/> and click to enroll under the "Code Red" banner.

## LiveWell Grant

Last Spring we received a \$1,000 grant to assist us with the development of the summer hiking and winter Nordic trail in Skyhitch. Along with the new parking area on Stirrup Way, we will have a mown trail with bridging over some gullies and wetland areas. Volunteers to assist with the trail work are requested. Please contact Tonja Elkins at (970) 871-2205.

LiveWell Northwest Colorado is also conducting a survey of Routt County residents and needs your help! Shooting to become the healthiest community in the healthiest state they are surveying residents to find out how you decide where to purchase foods, what foods to eat, and what changes you might like to see that could increase access to healthy foods.

This survey will take about 5 minutes. Please take it today! Go to <https://www.surveymonkey.com/s/LWNWCOFoodSurvey>

## Address and Email Changes

With each mailing we get back mail that is not forwarded. Please be sure to update address changes with Stetson Accounting at [pudsbeef@springsips.com](mailto:pudsbeef@springsips.com) or (970) 826-1400. Update email addresses with Renata Burgess at [gmspoa@zirkel.us](mailto:gmspoa@zirkel.us).

## We Lost a Friend

Ken DePaul, a longtime resident in Eagles Watch, passed away at his Lake Havasu home last Sunday, July 9. Ken served the community in many ways. He was a member of the following Board of Directors:

- Stagecoach Property Owners Association
- Oak Creek Fire Protection District
- Morrison Creek Metropolitan Water and Sanitation District
- South Routt Economic Development Council.

A friendly smile and a hardy handshake for everyone, Ken recruited many people to community service. We miss him. You can read more about Ken in the *Steamboat Pilot* of Sunday, July 15, which contained his obituary.

# *Approved Board Minutes from March 31, 2012 Meeting*

The Directors of the Stagecoach Property Owners Association (SPOA) met on Saturday, March 31, 2012, at the Stagecoach Fire Station for their regularly scheduled quarterly meeting.

**Members Present:** Tom Watts (President), Art Fine, Frank Murphy, Robert Skorkowsky, Kimi Lehman, Ann Holmes (Secretary), and Tonja Elkins

**Staff Present:** Ken Burgess (General Manager)

**Also Present:** Tony Stutch (Roads Committee and ACC), and Erik Brewen, Jack Caschette, Corkey Fischer, Skip Moyer, Sam Duerksen, Josh Voorhis, and Jack Lewis

Tom Watts called the meeting to order at 9:02 a.m.

## **Forest Service Presentation**

Sam, Jack and Josh spoke about the Morrison Creek improvement proposals for the National Forest and drainage along the creek. The main work involves timber management and fire mitigation. They presented a project initiation map. The project is scheduled to start this summer with 200 acres and is due to be complete in 4-5 years. There will be no new roads involved in the project scope.

The partnership required involves access through private land. Sam reported that, so far, there has been no resistance from private landowners but there is still work to be done in contacting and communicating with owners. They will be following state guidelines especially with respect for the “piles” that will be produced and ultimately removed.

Robert pointed out that the boundary treatment, the boundary between private and public forestland, involves removing dead lodge pole trees. This will be done by hand-crews not large equipment. Tom asked about usage of roads to access some of the boundary area. Most of the roads are public access. They will be contacting private owners if there is a need to drive on non-public access roads.

The forest service will be working on the areas easiest to access first. Tom noted that Sam would need to work with Ken to get any Stagecoach property owners’ permission for any access needs. Robert mentioned the SPOA fire mitigation grants that have been submitted and how they will complement what is occurring with the Morrison Creek project. Tom then asked about the specific fate of the dead trees. Sam said the plan is to use hand operations to pile and burn some and scatter some for natural decomposition. Tom noted that a main concern is for the roads (wear and tear). Sam responded that they hope to transport most logs through Lynx Pass but some will need to be hauled out on the county roads. Jack said that most of the road issues are the responsibility of the county but that they will work with the county to be sure damage is repaired. The goal is not to haul through Stagecoach subdivisions.

Ann asked for an electronic copy of the map that was used during the presentation.

## **President’s Comments**

Tom thanked Robert for his exceptional effort on the logging projects. He has made this project possible. He then asked for public comment.

## **Public Comments**

Josh spoke about his experience with logging on his private property. He noted that damage does occur but he is pleased that damage is being addressed. Josh then noted that he is concerned about how SPOA reserves are being used. He is concerned that the

South Side subdivisions have been subsidizing SPOA efforts on what he considers “luxury items” like ski trails and the dog sled race. Yet, South Side has not seen any money to meet any of their needs. He then spoke about the covenants in the Southern Divisions. He believes that they are not appropriate.

Tom asked that the board respond to Josh’s comments. Corky asked about the \$4,000 emergency spending approved by the board. He also asked about the Native Excavating bid and the \$1,200 storage fee for the chipper. Robert pointed out that a couple expenses questioned by the public are on the agenda to discuss.

Ann and Kimi addressed the dogsled race. Firstly, the money was not spent and secondly, the goal was to promote all of Stagecoach. Kimi noted that next year she hopes only to ask SPOA for a note in the newsletter and a call of volunteers. Ken then spoke that the board has made an effort to help promote Stagecoach to the benefit to all. Josh responded that \$20K could go a long way to start some infrastructure projects.

Skip asked if a questionnaire has been circulated asking for owner input on expenses. Ken responded that there has been owner input but that, so far, responses have been all over the board. Tom addressed a question from Corky about emergency spending—it was voted down. Tom addressed Josh’s concerns about changes to the covenants. He said the board’s hands are tied and that SPOA will continue to struggle with changing covenants. Ken addressed the chipper storage fees and noted that they include maintenance for the chipper. Tom then addressed the “luxury items” Josh mentioned. He noted that the board has spent time thinking about and discussing the structure plus amenities that SPOA would offer within its small budget. Tom noted that the focus of the current board’s efforts is toward the infrastructure of the southern subdivisions.

Tony said that he would like to discuss the gravel expenses. Art spoke briefly about the covenants and stated that covenants are tied to the master plan—it is a tricky situation the board continues to struggle with. Kimi quickly noted that the sled was purchased by the state park. Tom then encouraged people to speak with Ken about any other specific questions.

## **January Minutes**

Tom noted the adjustments that he sent previously.

Ann asked to add the title of all titled board members in the minutes; specifically she wants to be identified as “Secretary”. Kimi asked for the proper title “Stagecoach State Park” be corrected in the January minutes.

**Motion:** Ann moved to approve the January 2012 minutes with the corrections mentioned above. Kimi seconded and the motion passed.

## **SPOA Board Member Opening**

Tom noted that Stephanie and her family are moving to the Front Range and that she has resigned from the board. Therefore, SPOA needs a replacement member to fill the position until the July 2012 annual meeting. Tom noted that Ken Jones is willing to serve on the board if the board is willing to appoint him. Robert proposed that Josh Voorhis fill the position. Josh said he would be willing to serve. Tonja proposed Skip Moyer. He agreed to be considered.

Tom noted that Sue would be termed out at the July annual meeting and that Frank and Stephanie would have been up for re-

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election. Frank said that he would not seek reelection. Therefore, there will be three openings in July.

Robert nominated Josh Voorhis, Tonja nominated Skip Moyer and Tom nominated Ken Jones for the current opening. With a show of hands, Ken received two votes, Josh received four votes, and Skip received one vote.

**Appointment:** Josh Voorhis was appointed to fill the vacant position of Stephanie Fairchild.

Tom noted that SPOA needs a Vice President. Tom asked Tonja to fill the Vice President position. Tom nominated Tonja and Ann seconded the nomination. With a unanimous show of hands Tonja was elected by acclamation.

**Appointment:** Tonja was appointed to be Vice President.

## Logging/Road Update

Robert led the discussion.

1. Robert gave the status on the roads. Robert referred to an email he sent yesterday. He then reminded the board about Phase I of the fire mitigation. The total cost to SPOA is \$26,350. He also noted the two contracts that were entered into to complete the work. Robert noted that there are some issues that are being worked out with Rogue Construction [a logging contractor], but that he is working out the details with the contractors. Robert noted that they have learned a lot during this first phase. They are coming in close to the expected budget but Robert believes that there is a small additional amount needed to negotiate the last part of the slash cleanup for Phase I.

Tom asked Ken about the budget to clarify what has been spent thus far. Robert noted that only \$5,000 has been paid to the contractors so far. Tom asked about the State Forest Service reimbursement. Robert responded that the slash must be piled up before the State Forest Service releases the funds. Ken then asked about the logs for residents. Robert responded that the logs are brought close to the easement but not to the contract specification. Robert wants to negotiate with Rogue on this issue because the reality is that Rogue is not truly set up to meet the terms of the contract as they stand.

**Motion:** Robert made a motion to allocate an additional \$3,400 of subdivision funds to be spent if needed to accomplish the slash cleanup of the Phase I logging project area. Funds not needed for this work would not be expended from the subdivision accounts. The General Manager would have the authority to enter into contracts with contractors for slash cleanup and provide as outline in the contract. Art seconded the motion.

Art noted that Peter Miles has done excellent work. Robert noted that Peter has been working on different types of areas than Rogue. There are appropriate areas for different types of operations.

A vote was taken and the motion passed.

2. Robert then spoke about Phase II. He referred to the email document. He asked that SPOA conduct a similar operation and enter into similar contracts as done in Phase I. Considering the learning from Phase I the total cost to SPOA would be \$28,650. Phase II involves 55 acres but expands the requirement from 60 to 80 feet into lots (opposed to the 40 feet involved in Phase I).

**Motion:** Robert made a motion to allocate \$28,650 of subdivision funds to be spent in addition to the grant funds provided by the Colorado State Forest Service to enter into timber removal contract(s) targeting implementation on up to 55 acres provided that

the Colorado State Forest Service reimburse SPOA at the rate of \$470/acre.

Grant funds, being a reimbursable expense, would require SPOA to cover the full contract costs at project completion with subdivision funds resulting in the short-term expense of \$49,500 and a reimbursement from the Colorado State Forest Service of \$25,850.

Additionally, SPOA would provide \$5,000 of subdivision funds for cutting unit layout, mapping and contract administration. Phase II would result in a total cost to SPOA of \$28,650.

The General Manager would have the authority to enter into contracts with logging contractors and provide payment as outlined in the contract.

Ann seconded the motion.

Robert noted that he believes that it makes sense to address these fire issues now and take advantage of these grants. Still, he would rather spend money on roads. Josh wanted to make sure SPOA wouldn't pillage reserve funds to make this happen. Ken noted that he expects about \$190,000 - \$200,000 left in the reserves at the end of the fiscal year (not including the request of this motion).

Robert then spoke about the areas in Phase II. Much of the areas identified in Phase II include lots with homes. Robert believes that these funds will be sufficient to complete Phase II. This project includes clearing the roadways, the easement and the additional feet into the lot. Tom spoke about his concern for liability, especially with homes. The motion does not include a clarification on feet into lots. However, Robert would like to see a 55 foot clearing. He noted that lot owners could work with the contractor to do additional clearing on individual property. Logistics will be difficult.

A vote was taken and the motion passed.

3. Robert reported on a grant request that he submitted on behalf of SPOA to the Colorado Forest Restoration Pilot Grant Program. He noted the quick turn around required. The decision will occur before the next board meeting. It is a matching funds grant if approved. The grant involves the Rocky Mountain Youth Corps, the U.S. Forest Service and others. The total costs to SPOA would include \$20,000 in subdivision funds and \$10,000 in-kind support for the project. Robert noted that, if the grant gets approved, SPOA would need to spend some of the in-kind money on management of the project. Again, the grant is for fuel mitigation and cleanup.

**Motion:** Robert made a motion to make \$20,000 of subdivision funds and \$10,000 through in-kind contribution available for the Stagecoach Fuel Reduction and Watershed Protection Project if a grant from the Colorado State Forest Service is awarded to SPOA through the Colorado Forest Restoration Pilot Grant Program in the amount of \$192,250. The funds would be spent as outlined in the grant application.

Kimi seconded.

Robert noted that the grant has an 18-month timeframe. Ken asked about the reimbursement aspects of the grant. Robert clarified that the Youth Corps portion is labor and not a cash transaction. Robert believes that if received, this grant could help finish the logging project. Tom asked about how property owners would perceive SPOA spending \$60,000 plus for logging when roads are still a problem. Robert noted that dead trees present a much greater risk than live trees. Josh noted that by clearing out the roadways, should a fire breakout, a fire department might be able to get in to protect homes whereas if the roadways are not clear, a fire department may not be able to get in. Tonja noted that Stagecoach homes have only two escape routes and anything SPOA can do to

# *Approved Minutes of March Board Meeting (continued)*

slow down a fire is valuable. The consensus is that the project is valuable.

A vote was taken and the motion passed.

4. Robert spoke about a project to re-mark corner posts along major platted roads. This would benefit SPOA because it helps lot owners reduce surveyor costs.

**Motion:** Robert moved to allocate \$3,500 of subdivision funds to be spent on remarking corner posts on the major SPOA roads. These funds would be spent approximately \$1,000 for supplies and \$2,500 for labor. This project would start in the Skyhitch I-IV and South Station I areas (Phase I areas).

Ann seconded the motion. She also asked if these signs would replace the pins. Robert said no. These signs would be done only after the logging project. Art questioned the timing. He is not convinced that the signs would be there 5 years later if lots are not developed for a while. Kimi asked about the accuracy. Tom believes this proposal is premature and should be addressed in coordination with road building projects. He is also concerned about an untrained person doing the work.

Motion did not carry.

## **General Manager Report**

### **Errors and Omissions Insurance**

Ken reported that a bid for E&O insurance has been received for \$2,730.

**Motion:** Tom moved to spend \$2,730 of operating funds with the exact amount to be determined to purchase Errors and Omissions insurance for board members. Tonja seconded the motion.

Tom noted that SPOA should carry E&O insurance so that the directors are not faced with the prospect of putting their personal assets at risk by serving as a director. The coverage is for \$1 million. The motion passed.

### **Blackhorse Consolidation Request**

Ken asked SPOA to consider approving the Arnolds request for a consolidation of their Blackhorse lots.

**Motion:** Tom moved to approve the consolidation request of the Arnolds. Frank seconded. The motion passed.

### **Website**

Ken is in contact with Amy Kopischke to maintain the SPOA website. She has agreed to do the work on a retainer. She will make major changes and she will train Ann, Kimi, and Ken on making updates directly.

**Motion:** Tom moved to allocate a \$400 annual fee from the operating budget (from the account to be determined) for a web site retainer for Amy Kopischke. Ann seconded the motion. The motion passed.

### **Landmark Roads Study and Approval**

Tom, Ken and Robert reported that they have met with people from Landmark about what would be needed to update Hock-Eye Way, Prairie Schooner Road and Halter Trail due to problems during the actual building of those roads (and others). SPOA needs to prove that these roads meet certain standards. Improvements need to be made but the county will not do testing on the roads. SPOA must hire an independent tester to report to the county. Then SPOA needs to propose improvement plans. Landmark is not competent to handle this. They recommend hiring NWCC Northwest Colorado Consultants to conduct tests and make proposals for improvements.

NWCC proposes \$6,500-\$7,000 to test each road separately. They estimate \$4,000-\$4,400 to test all three roads together. Landmark would bid out improvements (includes survey, analysis, recommendations, drawings, etc.) and would charge \$11,800 for Hock-Eye Road, \$13,100 Prairie Schooner and \$16,700 for Halter Trail.

There was some question about how the dollars were determined for the Landmark bid. Tom proposed proceeding with the tests only at this time. However, he noted that SPOA would not know the cost of building roads until the bid package is complete. Ken noted that knowing the amount of gravel required is a huge portion of the expense of building roads. The test results will give SPOA an indication of gravel needs. Robert wants to clarify the Landmark bid and what it would take to bid improvements on the entire length of the roads mentioned. He also recommended getting a second bid.

**Motion:** Tom made a motion to hire NWCC to do the entire road test job (three roads together) specified in their estimate for an amount not to exceed \$5,000. The monies would come from subdivision funds. Ann seconded the motion.

There was a discussion about the adequacy of testing only every 700 feet. Robert noted that the test results would indicate if 700 feet is adequate—it depends on the variance that they find. Ann asked for clarification about the contract. Tom answered that he believes that SPOA would contract directly with NWCC. Kimi asked about the longevity of results. Tom and Ken responded that results would last until alterations are made.

A vote was taken and the motion passed.

## **Summer and Nordic Trail Update**

Tonja reported on the summer and Nordic trail status. Tonja reported that the sign is here but will not be installed until this summer. Ken is working on the parking lot. There was usage this winter despite dismal snowfall. Tonja noted that mowing is scheduled for (depending on development) this summer and is already included in the budget. Tonja reported that she and Ken are working within the budget to make the most of developing those trails so that it will benefit the winter trail. The goal is for 4 miles of trail. Robert noted that annual maintenance will be required and that a sustainable trail should be the goal.

Josh commented that there are many free trails near Stagecoach and is concerned about spending SPOA money. Tonja and Tom noted that there are no alpine trails for summer use.

## **ARC**

Frank Murphy reported that Sue sent out letters to Crisp and Boucher about moving trailers. The deadline is May 30, 2012.

Ken noted that Kim Wright has submitted plans to ARC for approval.

Ken noted that the policy with respect to enforcement of SPOA Covenants, Article 5 Section H needs to state that the restriction in the Covenants on the removal of trees does not apply to dead trees.

**Motion:** Frank made a motion to approve the policy that Article 5 Section H in the covenants does not apply to dead trees. Ann seconded and the motion passed.

## **New Business**

### **Hole in the Road on Stirrup Way**

Robert reported that Rogue has estimated \$7,000 to fix the culvert hole. There was a brief discussion that it is the responsibility



# Approved Minutes of March Board Meeting (continued)

of the county to fix roads. There is concern about repairing something that is the responsibility of the county. Robert recommended sending a letter to the county about this to put them on notice.

## Dues Increase

Tom noted that at the last SPOA meeting there was an approval to ask for \$100/year for the next 5 years in additional dues specifically for roads in the southern subdivisions. Tom reported that he has concerns about the request. His concerns are twofold. First, the amount may be too much to ask. And second, there is nothing that the current board can do that would prevent a future board from not keeping the deal to reduce the dues back to the current rate at the end of the 5 years.

There was discussion about the amount. Ann and Ken also noted that telling people what would be done with that money is critical. Ann brought up that it would be better for those who get the road to pay something like matching funds like what was done on Omega Way. Tom noted the county reimbursement plan might help SPOA to act as a revolving account where the county would reimburse SPOA when lots are built out. The problem is accommodating everyone because the only way to build out these roads is for SPOA to build the roads.

Tom and Ken will go ahead and develop an information package and set up the meeting in June.

## Next SPOA Meeting

The next meeting is the Annual Meeting. However, Tom recommended a special meeting for Saturday, June 16, 2012, at the fire station with a SPOA board meeting to follow. The Annual Meeting is set for Saturday, July 28, 2012, at a location to be determined.

## Discussions

Nordic Cost/Use. Robert noted his concerns about Keller's costs and he wants SPOA to look for the best value for the next season. He thought about a possible partnership with the touring center. Tom asked Ken to put this on the September agenda. Ken noted that there is an existing approval of \$5,000 for parking. Ken also would like to look into low cost yurts.

Derelict Buildings. Ken noted that there is one in Morning Side. This is a county problem. Tom noted that theoretically SPOA could clear the building due to fire hazard. The problem is that it costs money. Ken will send out something to the board for consideration.

Accountant Duties/Costs. Robert is concerned at the costs involved with accounting. He would like to know the duties involved and options. Tom noted that the contract is an open

contract. Tom asked Robert to send a note to Ken asking him the questions he wants answered. Then he can bring back an action item to the board.

Chipper Storage Costs/Use/Loan to Youth Corps. He has an issue with using the barn. Ken noted that SPOA gets maintenance along with storage. Tom asked Ken to explore options and get information on the account (does it pay for itself). Robert, if the grant comes through, would like to reserve the chipper for Youth Corps usage.

Roads not Located Correctly. Robert noted that there are developed roads that are not on the plat (a section of Hock-Eye Way). Tom is not sure there is much that can be done.

Possible Acquisition of Unbuildable Lots. Robert pointed out that he has identified some lots (about 5-8 lots) that are inaccessible and possibly unbuildable. Robert noted that they are located near common areas and may be of interest to SPOA for purchase. Art noted that these lots tie into the master plan. Art will look into this. Ann noted Routt County Open Space might be able to help. Tom noted the point would be to look into SPOA purchases of these lots.

Burgess Office Cost to SPOA. Robert has received a couple calls and wants to respond openly about the cost of Ken's office. Tom suggested putting together an article in the next newsletter with a bit of back-story on the office.

Newsletter. Ann will get it out as soon as Tom's article is submitted. It will focus on the proposed dues increase for roads.

Facebook. Robert asked that SPOA consider communicating through Facebook. It may help with discussion forums. Tom recommended turning this over to Kimi to consider along with website plans. Kimi agreed.

Ann motioned and Frank seconded to adjourn. The motion passed and Tom adjourned the meeting at 1:30 p.m.

*Remember:*

## Annual Membership Meeting

**Saturday, July 28, 2012**

**9 a.m.**

**SOROCO High School  
Oak Creek, Colorado**

- If you can not attend, remember to send in your proxy.
- Send to SPOA, PO Box 774845, Steamboat Springs, CO 80477-4845.

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## Stagecoach Property Maintenance



■ Lawn & Garden Care  
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■ Tree & Lawn Installation  
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■ Interior & Exterior Painting

**David Demos**  
30341 Sagebrush Tr., #101  
Oak Creek CO 80467  
daviddemos@hotmail.com  
(970) 870.0291





## Friends of Stagecoach News

State Park auxiliary Friends of Stagecoach State Park kicked off their summer concert series with a concert on the beach, Thursday evening, July 12. Some 100 locals and visitors enjoyed Old River Road bluegrass band at the free concert.

The organizing committee served free popcorn and held a raffle for some grass-fed Scottish Highlands beef from Glas Deffryn Ranch. The group raised over \$120 in donations.

Designing a new logo and getting its 501c3 non-profit status have been the group's major focus recently. Friends has a new banner and plans are in the works for a "sandwich board" easel to announce upcoming events that will be at the park's main entrance.

The group hopes to hold another free concert on the beach sometime in August, so watch Happenings in the *Steamboat Today* for date and time.

Although a date has not been set, the group is working on an all-day concert and fun day at the park complete with kids activities and contests as well as two bands. Old River Road and Furry Friends will each play sets starting in the morning on the beach. Plans call for burgers and brats, according to chief organizer, Lisa Mason. She is being assisted by Kim Lehman of the park staff, and locals Tonja Elkins, Pam and Steve Williams, Susan Albers, Bob Dalke, and Sara Barry.

If you would like to join Friends of Stagecoach State Park to assist with any of their activities, contact any of the locals listed here or call Tonja Elkins at 736-8410 evenings. Their planning meetings are usually the second Wednesday of the month.

***Raffle winner Joanna Love from Morningside subdivision in Stagecoach was the lucky winner of 5 pounds of grass-fed Scottish Highlands beef from Glas Deffryn Ranch.***



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