



# Express

A Quarterly Newsletter

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

Issue No °3 - Summer 2014

**President's Message**

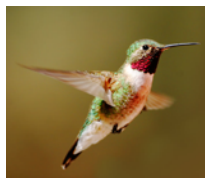
*Spring has sprung at Stagecoach and it is ushering in a new era of management for the Stagecoach Property Owners Association (SPOA). The changes are exciting...*

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*The Association's Board of Directors met on May 3rd. The minutes of the meeting are included here.*

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## President's Message...

*Spring has sprung at Stagecoach and it is ushering in a new era of management for the Stagecoach Property Owners Association (SPOA). The changes are exciting when you look forward but bittersweet when you look at the relationships which are ending.*

As we have mentioned before, our long time General Manager, Ken Burgess, is retiring. The process of selecting his replacement is complete. We started by developing and advertising a Request for Proposal (RFP) that encompassed all of the work performed in support of SPOA. It was developed with three parts or modules including General Management, Accounting, and Field Operations. A proponent was free to submit a proposal for any or all of the modules.

We received a great response. Approximately 30 requests were received for the RFP and there were 6 proposals submitted covering all or parts of the work. Although cost was a significant factor, much of the evaluation

depended on how the applicants proposed to accomplish the work, and the resources they brought to the table. In the end, we selected Steamboat Association Management (SAM) to perform the whole job. It was clear from their proposal that they understood the work and had extensive experience in performing it with other owner associations. They brought a level of expertise as high as any proponent, and they brought a depth of resources unmatched by the other proponents. In addition, they were the least expensive option and, in fact, will cost us less than we are paying now for the same work.

We will be transitioning portions of the work to SAM between June 1 and September 1. Please bear with us as we make the changes. Once the transitions are complete, we will be looking at an effort to more actively engage the County on Stagecoach issues.

The Board of Directors really came together to get this done, but I want to say a special thanks to board members John Troka and Tonja Elkins for their extensive work on the evaluation and contract/transition committees. This process has required a lot of

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## MARK YOUR CALENDARS!!! 2014 Annual Meeting

The annual meeting of the Stagecoach Property Owners Association will be held on Saturday July 26, 2014, from 9:00 AM to 1:00 PM at Soroco High School in Oak Creek, Colorado.

The meeting will include discussions about our community, election of directors, and membership voting on business matters of the Association.

Please join us at 8:00 AM for a continental breakfast. In addition, lunch will be served. This is a great opportunity to meet the staff of the Association's new community management company as well as catch up with neighbors and friends.

Immediately following the annual meeting the Board of Directors will meet. Our Board meetings are open to all property owners and we encourage all owners who have an interest to attend and participate.

We look forward to seeing everyone at the meetings in July!

# Community News

## Sky Hitch Road Closure

Due to the failure of a large culvert and the collapse of the overlying roadbed, Stirrup Way in Sky Hitch has been barricaded and closed to traffic. Property owners impacted by this closure can still access their lots via Whiffle Tree Trail.

With this year's heavy snows, the spring run-off has been especially hard on both the improved and



unimproved roads within the development. Many areas continue to be very wet and property owners are asked to avoid driving on surfaces with flowing water and/or deep mud as this will further damage the area and limit future access.

Property owners are also asked to contact Bryan Ayers at [BAyers@steamboatassociations.com](mailto:BAyers@steamboatassociations.com) with the location of significantly damaged road surfaces.

## Slash Pile Cleanup

The Association has hired a local contractor to consolidate and dispose of the slash piles which remain from the wildfire fuel mitigation efforts that have occurred over the past several years. The contractor will be using heavy equipment in a number of the southern subdivisions. Residents and property owners are asked to exercise caution and avoid the areas where this work is occurring.

## Call for Board of Directors Nominations

The Nominating Committee of the Board of Directors is working to identify a slate of candidates to fill the three positions on our Board of Directors whose current terms expire at the annual meeting which will take place on July 26th. If you are looking for a way to make a difference and help move the Stagecoach community forward, please contact Mike Koponen who is serving as the chairperson for the Nominating Committee. Mike can provide you with information on serving as a member of the Board including responsibilities and time commitments. You can reach Mike at [mkopo@comcast.net](mailto:mkopo@comcast.net) or by phone at 970-669-2006.

## Members to Vote on Change to Fiscal Year

At the annual meeting in July, property owners will vote on changing the Association's fiscal year. As currently defined in the By-Laws, the Association's fiscal year is the 12 month period beginning September 1st and ending August 31st of the following year. The Association's annual assessment year (our source of funding) is defined in the Covenants and runs from January 1st thru December 31st of each year. This mis-match of periods causes various administrative and reporting challenges. Changing the two periods to be the same easily remedies these issues. Since it is far more difficult to change items defined in the Covenants, the Board is seeking the membership's support in changing the fiscal year as defined in the By-Laws. Specifically the Board is requesting members approve changing the Association's fiscal year to be the 12 month period beginning January 1st and ending December 31st of each year.

## County to Update Stagecoach Community Plan

The Association was recently notified by the Routt County Planning Commission that they are beginning the process of updating the Stagecoach Community Plan. While the community planning process is led by the County Planning Department, it is the active participation and discussion with residents and property owners which determines the success of the process and the value of the plan. The Association intends to be actively involved with the Planning Department as they seek to gather input and formulate the new plan. The County's Planning staff has been invited to attend and discuss the community planning process with our membership at the annual meeting on July 26th.

## Improvements for County Road 14

We have been advised that Routt County has recovered just under \$1.5 million of PILT federal funds. Payments in Lieu of Taxes (or PILT) are Federal payments to local governments that help offset losses in property taxes due to non-taxable Federal lands within their boundaries. One half of that money is planned for improvement of RCR14 from Henderson Road to the north intersection with Colorado 131. This will include widening shoulders and making line of sight improvements on some curves and hills.

While this is not the rebuilding of RCR14 (the County's estimated cost of reconstruction is \$13 million) it is a start and the County plans to continue the work in 2015 with an additional allocation of PILT funds. These annual improvements will fit the specifications of the larger project. Specifically this year's funding will be used for drainage improvements and a surface overlay. The resurfacing is expected to occur in August. As a result of this work, owners and residents can expect periodic closures and delays.

The overlay work will exclude the rise just north of Henderson Park road. This area will be improved next summer and will include reducing the rise in the road to improve the line of sight. This work is part of a long term process to make Stagecoach more attractive as a commuter growth area with improved access to Steamboat.

## Motorized Vehicles Restricted to Public Rights-of-Way

Property owners are reminded that all motorized vehicle traffic, including motorcycles and ATV's, may only be operated on the property owner's lot(s) and on the public rights-of-way that exist within the development. As many of the rights-of-way are undeveloped and unmarked, use of these is discouraged to avoid driving across the private property of other Association members. Use of motorized vehicles is prohibited in all common areas of the Association.

## Stagecoach Park to Host Triathlon Event



On June 28th and 29th, Stagecoach State Park will be the site of the inaugural "Tri The Boat" Olympic and half iron distance triathlon. Organizers expect 350 athletes from around the world to participate. Property owners and residents are urged to plan ahead and exercise caution as this event will bring increased traffic in and around the community during this weekend event.

For those hearty souls interested in participating, more information about the race and registration for it can be found at [www.tritheboat.com](http://www.tritheboat.com).

# Stagecoach Property Owners Association Selects Steamboat Association Management As New Community Manager

The Board of Director's is pleased and excited to announce the selection of Steamboat Association Management ("SAM") the new community management company for the Stagecoach Property Owners Association. With recent changes to the state's HOA laws requiring community managers to be licensed by the State of Colorado and the retirement of the Association's previous General Manager, Ken Burgess, this past spring the Board of Directors completed the review and selection process for a new management company. After careful consideration of the proposals received, the Board selected SAM to provide an integrated solution for general management, accounting and field operations.

Steamboat Association Management has a long successful history in association management in the Yampa Valley. SAM is a division of Resort Group, which is the largest locally owned and operated property management firm in the area and has been a trusted name for over 35 years. SAM manages a broad base of properties and associations and is recognized as a leader in professionalism in their field. They exclusively handle the management of associations and are not involved with any rental aspects. This provides them with a vast knowledge and experience related to specific issues that may arise for an HOA, including but not limited to; collections, legalities, compliance, covenant enforcement and fiscal responsibilities. SAM has established positive working relationships with Routt County and State government entities, including Routt County Road and Bridge and the Routt County Building Department. Steamboat Association Management also has the ability to leverage the resources of the parent company, Resort Group, to establish a team that we believe will be will be a great asset to our community.

The experience and depth of personnel was one of the key factors in the selection of SAM. The team of individuals that will directly support our Association are shown below. Bryan Ayer is the Community Manager for Stagecoach and is the primary contact person for the Association and its membership.

## Bryan Ayer

SPOA Community Association Manager

970-875-2810

[bAyer@SteamboatAssociations.com](mailto:bAyer@SteamboatAssociations.com)

A native of Steamboat Springs, Bryan graduated from CU Boulder with a BA in Communication. Upon returning to Steamboat, he was the manager of several retail shops and owned his own business for five years. Bryan has over 20 years of experience in management, maintenance and customer service. Bryan has been a homeowner in Eagles Nest at Stagecoach for the past 8 years.



## Jim Landers

President, Steamboat Association Management

970-875-2849

[jlanders@SteamboatAssociations.com](mailto:jlanders@SteamboatAssociations.com)

Jim was born and raised outside of Syracuse, NY and attended and graduated from Potsdam College with a degree in Anthropology and Geology. In 1996 he made his first road trip west of the Mississippi River and settled down in Boulder for a couple years working in the environmental geology field. In 1998, he took a trip to Steamboat Springs and never left. Jim has worked within Resort Group companies for 15 years in the capacity of Maintenance Manager, Property Manager, Vice President and his current position of President of Steamboat Association Management.



## Accounting

Justin Pearce

970.875.2855

[jpearce@SteamboatAssociations.com](mailto:jpearce@SteamboatAssociations.com)

## Field Maintenance

Todd Johnson  
Maintenance Manager

STEAMBOAT  
ASSOCIATION  
MANAGEMENT



## General Information

Steamboat Association Management

2150 Resort Dr. Suite 200

Steamboat Springs, CO 80487

877-874-2800 (Toll Free)

970-875-2800 (Local)

Fax – 970-875-2842

Office Hours: 8:00 am to 5:00 pm - Monday - Friday

After Hours & Weekend Maintenance Emergencies

970-819-2725





## A Look Back... ...and Forward

*By Ken Burgess, Retiring General Manager & Resident*

Dear Members,

I have served on your Board of Directors for 6 years and then as your General Manager for another 7 years. I am stepping down to make way for the next level of administration which is now required by State statutes and the fact that the Board of Directors cannot and should not manage the daily affairs of SPOA. I wish to share the thoughts I have formed over these years with you.

My experience has been challenging, frustrating and rewarding - challenging in the search for better methods of communication, expansion of covenant control and governance policy, and helping with the development of our Nordic trail and the logging of the beetle-killed pines. I share the frustration of many over our inability to expand our financial base and to find solutions to the development of infrastructure and amenities. Over the past 13 years I have helped work on many potential developments:

- A general store
- A charter school
- A community center
- Water and sewer studies in South Shore, Morningside and Horseback
- Road building surveys
- Formation of Local Improvement Districts (LIDs)
- Covenant changes

Prior to 2008 and the subsequent financial retrenchment we were growing at a measurable rate which seemed to make many of these issues viable. In 2008 the speculative nature of that growth, however, produced a sharp reduction in our optimism.

My experience, however, has been rewarding in working with folks who care about our valley and who themselves work hard to develop a vision for the future of Stagecoach.

How do I see Stagecoach developing in the future?

We need to describe the type of person and families that will find Stagecoach desirable and will build here. We need to remove impediments to those folks.

We are first a bedroom community to Steamboat and need to improve access to Steamboat. To this end the planned improvements to CR14 are a major step forward. There is considerable inventory here if people find it acceptable to commute.

Other types of potential resident are those who enjoy and want a remote setting. There are a thousand lots in the southern subdivisions but that type of buyer will probably want more land than a single lot before he or she tackles the issue of roads, power, water and waste management. For those properties in the southern subdivisions with little infrastructure, consolidation into attractive parcels may be the ultimate solution.

Attractions such as the Nordic trail and, perhaps, a horse stable and a fenced common area pasture are attainable in the near future. But I believe other major attractors such as a store or school will require a momentum which will only grow with additional homes and resident contributions.

Will there ever be a ski resort here? It is possible but to plan on that is to live on hope and face more speculative disappointment. We have a beautiful environment now. We need to make it more accessible and attractive to a limited target market.

It has been my pleasure to serve the members, and my wife and I look forward to continuing our enjoyment of valley with our children and grandchildren and each of you.

*Ken and Renata Burgess*

## Upcoming Area Events



### Oak Creek

#### 17th Annual Taste of South Routt

Sat. June 28, 2014, Decker Park  
Noon - 6:00 PM

The Taste of South Routt, affectionately known as TOSR, was started in 1997 as a cooperative effort between two local restaurants and the local Economic Development Council. Admission to the event is \$1. Local musicians and a beer garden lend a festive atmosphere to the event. This family friendly event serves two purposes. First, it is an opportunity for our local businesses to provide a sample of their products or services to a concentrated audience. Additionally, this is a "Thank You" party for the community that supports its local businesses.

### Steamboat Springs

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

Tue. Jul. 1, 2014 - Fri. Jul. 4, 2014

For more than 100 years Steamboat Springs, Colorado has celebrated Independence Day in true western fashion. This is a special holiday and Steamboat does it right with a hometown parade ending in a big dance party in the street. Events like the Pro Rodeo Series and Pioneer Days Block Party, featuring a free concert and Root Beer Floats for the kids, are proof Steamboat's western roots are alive and well. After the rodeo, keep your seat and watch the sky fill up with the beautiful colors of one of the biggest firework shows in Colorado.

### Steamboat Springs

#### Hot Air Balloon Rodeo & Art in the Park

Sat. Jul. 12, 2014 - Sun. Jul. 13, 2014

The Hot Air Balloon Rodeo and Art in the Park events offer artistry and color both on canvases and in the air making this weekend a staple of Steamboat Springs, Colorado in the summertime. Get to the launch grounds early to see the balloons inflate. Just minutes away, another colorful scene awaits at Art in the Park, where arts and crafts, performances and an interactive children's area will fill your day.



## President's Message

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time and effort and without these two consummate professionals we would not have gotten it done on time or anywhere nearly as well.

The bittersweet comes in several doses. First, of course, is the departure of Ken Burgess who has been a Board member, a General Manager and the face of SPOA for more than 13 years. There is no way to totally replace him. We can only hope to build on the foundation he is leaving us. I know that I would not have made it through this year as President without his guidance and support. Fortunately, he is not leaving town and will be available for consultation.

No less difficult is the departure of Jean Stetson who has been the bookkeeper and accountant for SPOA for 24 years. It was not Jean's desire to leave and the work she has done for us over the years has been great. Her departure is a result of our selection of Steamboat Association Management to perform all the work at SPOA in an integrated manner. She has our heartfelt thanks and best wishes.

Sadly, we must also say goodbye to Robert Skorkowsky as a board member. Robert, whose real job is with the US Forest Service, has transferred to the Cordova Ranger District of the Chugach National Forest in Cordova, Alaska. During his time with SPOA, Robert initiated, planned and executed the extensive fuel reduction project removing beetle killed trees from roadways. This reduces the chance a fire will start and increases the possibility that once started, a fire can be held to a smaller size safely. Robert is a "get stuff done" guy and his departure will leave a big hole.

Finally, this will be my last newsletter piece as President. My term on the Board of Directors expires this year and for personal reasons I will not be running for re-election. This is particularly difficult because I truly believe we are entering a period when it may be possible to make headway on a number of issues and opportunities at Stagecoach.

Please allow me to share a little bit about Stagecoach as I have come to see things.

One of the major things holding Stagecoach back is the pervasive view that some outside entity should pay for the solution - primarily infrastructure - needed to restart development. This seems to land on Routt County or a white knight developer depending on who you talk to.

As our Treasurer, John Troka, has demonstrated in his ongoing series of articles in the newsletters, the governmental and tax structures as they operate in Colorado and Routt County are very unlikely to provide any additional support for Stagecoach development

or even assume maintenance responsibilities when we develop something ourselves. We can view this as unfair, but it is what it is.

As far as a developer coming in to rejuvenate some version of the original resort proposal with ski area, golf course and marina, this has become less likely over time as the ownership of the real estate associated with these features is fragmented and the lots are sold off. In the normal process for these developments, the construction and sale of dwelling units provides the capital to develop the recreation assets. So, while I hope resort development can still happen and in fact I believe it could be done successfully, I am afraid the apparent risk will prevent investors from jumping in.

So where do we go from here? I believe the first step is a consensus on what we want to be when we "grow up". What niche should Stagecoach fill in the development and economic landscape of Routt County? The ideal niche is one which we can pursue independent of a resort development concept but does not preclude or inhibit that concept if the opportunity does arise.

I believe Stagecoach's niche can be as a retirement/second home community and an affordable bedroom community for Steamboat Springs. I lived and raised a family in Steamboat for 11 years through the decade of the 80s and into the early 90s. During that period Steamboat Springs had the documented reputation with our visitors as the friendliest, most courteous and family oriented social environment of any of the major ski resort areas in Colorado. Without necessarily any proof, we always put that down to the fact that Steamboat had two distinct towns. People would go to work at the Mountain and in the base area development during the day, but after work they returned to a community which still owned many of its small town western roots and attitudes. Old Town had not been totally subsumed in the chase for the skier dollar. In addition, summers were owned by the locals. It seemed like the ability to retreat to an island of "normalcy" during the winter helped folks recharge mentally and that the summer was the time to "vacation" at home. This made us more capable of dealing with our visitors in a positive way day in and day out, year in and year out.

I do not know if the kind of visitor survey work that was being done back in the 80s is still being done so I don't know if there is any comparable statistical documentation of today's situation, but I believe from personal experience that much has changed. The 20 years from 1992 to 2012 took us to Alaska and Washington, DC. So when we returned, the change appeared significant and obvious.

It is important to note here that I am not saying all of those developmental and economic changes should not have happened or that they

are "bad". All of this may have been absolutely necessary just to stay competitive and successful within the Colorado resort industry. What I am saying is that the absorption of Old Town and the residential community into the competition for the tourist dollar has left a social and economic hole for the long term residents that Stagecoach could fill.

To successfully fill the niche, there are a lot of things that need to happen; but I believe there are four things which are critical to really getting the move started.

- Fix County Road 14 from Highway 131 to Country Road 16. The current condition makes the daily commute simply too onerous and at times too dangerous for most people. If the road is fixed, it would make the commute to the Base Area comparable in time to the commute from Steamboat II.
- Develop basic commercial capacity at Stagecoach. The lack of gas and basic foodstuffs short of Steamboat itself (without backtracking into Oak Creek) is a deterrent. After a long day at work who wants to go into the City Market or Safeway chaos for a gallon of milk and a dozen eggs? If you can snag them on the way home at the Stagecoach Stage Stop it becomes a positive factor.
- Develop a frequent and reliable public transportation option between Stagecoach and Steamboat. The cost and some of the stress of the commute is ameliorated and the vehicle problems in Steamboat are minimized.
- Resolve school district issues. Folks who live at Stagecoach and work in Steamboat are going to want their kids in the Steamboat schools as they will want quick access to their kids if something happens. This is especially important if they use public transportation. A solid public transportation system would also allow those children more opportunity to participate in after school activities.

Of course there are a myriad of infrastructure development issues that we have been struggling with for years which will still need to be addressed. The likelihood of successfully addressing these issues increases significantly with an increase in population, demand for housing, and tax base at Stagecoach.

*Dave Hackett*



## Architectural Control Committee (ACC) Reminders

*Skip Moyer, Chairman Architectural Control Committee*

The ACC would like to offer these friendly reminders to all property owners and residents. Each of the items shown below are a part of the Association's governing documents including its rules and regulations.

### Adding and/or Modifying Structures on

**Property:** Plans for any new home, exterior structure, addition to an existing home, shed, fence, etc. must be submitted to the ACC for approval before construction can begin. The Association continues to have problems with property owners adding things, removing things and/or making major modifications to their properties without submitting the required application to the ACC for review. This is particularly true for sheds. Many members have proceeded to construct/install a shed either on their residential property or on their vacant lot, but have failed to submit an application to the ACC. Almost 100% of shed applications are approved, but occasionally an owner is made to remove a shed for violating this requirement. Only one (1) shed is permitted per lot.

All applications submitted to the ACC should be delivered to the Community Manager's office. If building a new home, the application must be accompanied with a \$250 fee. All other applications are free. The application must have a drawing of the proposed change attached. The ACC reviews all applications, notifies the applicant of the decision of the committee and keeps the application and drawings on record. Application forms can be found on the Association's website: [www.stage-coach.com](http://www.stage-coach.com)

**Use of Vacant Lots:** Vacant lots shall not be used for the dumping or storing of rubbish, debris, trash or vehicles, either registered or not registered. Vehicles include, but are not limited to, anything that can be driven, dragged, or moved around. There are an increasing number of lots becoming a tremendous eye-sore impacting the beauty of Stagecoach and the enjoyment of our neighbors.

**Horses:** Horses are not allowed on any properties or common areas within SPOA.

**Commercial Businesses:** Stagecoach is a residential community. As such, property owners are not allowed to run a commercial business from their property. Commercial vehicles are not allowed to be stored or parked on an owner's property except in a closed garage.

**Camping:** Camping using a motor home, RV trailer, 5th wheel, truck camper, tent or other recreational vehicle is permitted on an owner's lot for a maximum of 30 days with prior notification of the Association's management company and the Oak Creek Fire Department. All sanitation issues must be dealt with using facilities within

the camping vehicles or it must be removed from the property. No sanitation pits are allowed on an owner's property. Under no circumstances can a camper be left on a vacant lot longer than the 30 day maximum.

**Guests/Tenants of Property Owners:** Owners who rent their property or invite guests to stay with them are responsible for ensuring their tenants and guests abide by the rules of the Association. The Association is receiving an increasing number of complaints related to tenants/guests of property owners driving motorcycles and ATV's recklessly throughout the Association's common areas and across the private property belonging to other members of the Association. The Association is working with the Routt County Sheriff's office on the posting of signage and enforcement of property restrictions.

### Cutting of Beetle Killed Trees

Owners are encouraged to take down the beetle killed trees on their property and remove or burn the slash generated to reduce the fuel load in the forest while retaining a safe and reasonably neat environment. Dead or dying beetle killed pine trees may be taken down following these parameters:

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

## Stagecoach Express

A Property Owners Communication Published by Stagecoach Property Owners Association

**DEADLINE for the next issue:**

**Monday, August 25, 2014**

The Board will consider articles, art work, and editorials for publication in the newsletter. To submit newsletter items, please email them to the Community Manager at

[BAyers@steamboatassociations.com](mailto:BAyers@steamboatassociations.com)

### Disclaimer:

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

### Advertise in the Stagecoach Express

Reach over 1,500 potential customers in the South Routt County area.

Contact Community Manager at

[BAyers@steamboatassociations.com](mailto:BAyers@steamboatassociations.com)



## Log Splitter

The Association purchased a new log splitter last fall which can be rented by all property owners for use on their Stagecoach property for a nominal fee of \$25 per day.

Individuals interested in renting the splitter should contact Bryan Ayer to schedule the equipment and receive training on its use.

Bryan can be reached at 970-819-4135 or

[BAyers@steamboatassociations.com](mailto:BAyers@steamboatassociations.com)



## Cary Construction

**Matt Cary**

owner

Phone: 970 846 0617

Email: [caryconst@gmail.com](mailto:caryconst@gmail.com)



# Quarterly Board of Directors Meeting

## Stagecoach Fire Station, May 3, 2014

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

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

**Owners Present:** Tony Stich, Dan Miller, Sondra Spratta, Ed Colclasure, Sarah Woodmansee, Bob Woodmansee, Judy Hiester, Thorde Clark, Kim Wright, Bric Barnhart, and John Dodd

Dave Hackett called the meeting to order at 10:00am (an executive committee meeting began at 9:00 and closed at 9:50am).

### Selection of New Management Company

**Motion:** John made a motion to accept the recommendations of the RFP Review Committee and award the contract for association management including general management, accounting and membership services, and field operations to Steamboat Associations Management ("SAM"). Art seconded. The motion passed unanimously.

Tony Stich asked about cost. David and John noted that the proposal from SAM showed \$5000/month to cover all services outlined in the RFP which is less than SPOA is currently spending. SAM is getting staff certified for community management, which is a requirement of CCIOA. The individual SAM will assign as our "community manager" and will do much of the work is a resident of Stagecoach.

Mike asked if there are performance reviews planned for SAM. Dave noted that the contract is for 3 years but that there may be a transition contract period. John responded to questions about changes to the website interface. He noted that while SAM does offer additional web services, the web site changes are lower on the list of transition priorities.

Dave asked for board members to volunteer to serve on a committee to help with the management transition to SAM. Tonja, John, and Mike volunteered.

### Approval of January 25, 2014 Minutes

**Motion:** Skip moved to accept the minutes. Ben seconded and the minutes were approved.

### Treasurer's Report

John distributed copies of the Treasurer's report including the financial statements as of March 31, 2014 for fiscal year 2013. John reviewed the key numbers. Dave noted that the additional legal fees related to a lawsuit have yet to be paid. SPOA is currently operating at a surplus, which is a positive turnaround. John then went through the finances and status of each current project.

**Motion:** Ben made a motion to rescind the Horseback Logging Project approved funds as the Association was unable to accept the state grant and complete the work by the March deadline as the area was inaccessible due to snow. Tonja seconded and the motion passed unanimously.

### Past Due Accounts/Property Lien

**Report:** John went on to discuss accounts receivable - specifically the collection of annual assessments. He discussed the realistic expectations of collecting long outstanding assessments in light of new provisions in CCIOA requiring the Association to take action within six years of an assessment becoming past due. John also noted that liens are automatically created when an assessment becomes past due and transfers with the property. Challenges increase in collection of outstanding dues from properties transferred via quit claim deeds as these typically are not processed via title companies. John then discussed the unlikelihood of collecting \$17,000 in outstanding assessments for those properties where the owners are also delinquent in payment of their property taxes. John noted that SPOA does not pay property taxes on common areas, per Colorado law.

Skip announced that SPOA is going to "start getting tough" on collecting outstanding assessments. CCIOA governs how associations can proceed with collection from individual

members who have not paid their assessments. He noted that the regular dues assessment letter will go out in December. The letter will be worded clearly and strongly about due dates and the consequences of not paying on time. Skip recommends that SPOA begin foreclosure proceedings on certain properties that are grossly in arrears. He also noted that a letter offering up a payment plan will precede any legal actions. Skip and Dave clarified that collection activities will be handled by the new management firm. Dave clarified that actually filing of a lien with Routt County is helpful (there is a cost of about \$50 per lien) even though a lien automatically exists on a property that is in arrears. Skip also noted that real estate agents have been negligent in giving new owners a copy of the SPOA covenants. Skip is recommending that the threshold in sending a second collection letter be \$300 or 3 years in past dues.

**Motion:** Skip made a motion that the Board approve a more aggressive dues collection process to include two distinct types of letters informing delinquent members of their responsibilities and the consequences of delinquent accounts. (See Dues Collection document dated May 3, 2014). Mike seconded the motion.

John stated that he does not agree that SPOA needs a motion to enforce an already adopted policy. Skip responded that this motion is simply a record of a change. The board has not enforced these policies well in the past. A vote was taken. The motion was approved with John abstaining.

**Proposed Change to Fiscal Year:** John noted that the Association's fiscal year is defined in the By-Laws. The thought is to change the fiscal year to match the calendar/assessment year. This would occur during the annual meeting this summer. John then noted that in order to make this change there would need to be a September thru - December budget this year and then a new budget for the new fiscal year hat begins in January. This would not require a change of the annual meeting timing. John clarified that a budget for the upcoming fiscal year would not necessarily be presented

during the annual meeting; however, the budget would be presented in a timely manner each year.

**Motion:** John moved to propose an amendment to SPOA By-Laws for the fiscal year of the association to match the calendar year and coincide with the assessment year, which is January to December of each year. Art seconded the motion.

Dave had concerns about not presenting the annual budget during the annual meeting. Mike noted that a first draft of a budget could be presented during annual meetings for comment. Ken noted that a budget is presented not voted upon. Ken noted that it is almost better to report on how one is doing on a budget. There are some tax return and IRS approvals that will need to be made once this change takes place.

A vote was taken and the motion passed unanimously.

**FY2014 Budget:** John then noted that another board meeting is required before the annual meeting to finalize a proposed annual budget for fiscal year 2014. The purpose of an annual budget presentation is to show the membership what is planned for and how their assessment funds will be spent. John distributed a framework for preparing the budget. John would like to see more details in the budget so SPOA can improve its short and long term financial planning process especially as it relates to maintenance and replacement responsibilities for common areas and other infrastructure. Ben talked about the advantages of a reserve study. It is a way to look ahead. John commented without the expense of a reserve study, the framework he proposes would accomplish much of the same thing. Mike noted that it all hinges on an agreed upon set of priorities. The Board wants the annual meeting to be the way to get agreement on the priorities.

Sarah Woodmansee wanted to know if the board knows which roads the county maintains and which ones they do not. John confirmed that SPOA has access to the County's annual road inventory from 2013 as certified by the

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Routt County Commissioners and submitted to the State of Colorado. Skip noted that it is more an issue of getting an understanding between SPOA and the County about who should maintain which roads. Dave noted that there are still some roads in question that SPOA is working on identifying.

Art commented and spoke to the members present that there are some thoughts of property owners that date back to the original promises of the developer especially regarding roads. He commented that he doesn't believe that a message of "it is everyone's tough luck" is going to be well received. Mike noted that he believes educating the membership of what the county recognizes and what they don't will be the best approach. Sarah noted that she would like to see SPOA act as a unified force to speak for the membership's road concerns. Skip noted that there is a budding effort to work with the county. Dave then commented that there are three main points of view on roads. First, there is the county's view. Second is the view that SPOA members need to work with the county since they have the power. Third, there is a view that SPOA should fight the county. SPOA is working on a focused plan to work with the county but has been stretched thin with lawsuits and management changes. Plans are underway and educating the membership of the reality of the situation with roads is a priority.

Dave set the next SPOA Board meeting for June 14, 2014.

Dave noted that the tool John distributed is for everyone to use to review and comment on. John would like comments, additions, estimates, questions and changes by June 9th, one week before the next board meeting.

**Annual Assessment:** John then spoke about the annual assessment. He reviewed a document showing the history of the annual assessment since the Association was started in 1974. Based on the calculation of the "maximum annual assessment" over time using the original amount of \$30 and a 3% maximum increase, it would calculate to be around \$98 today. However, the board does not, and has

not, chosen to assess at the "maximum annual assessment" amount consistently over time. He also noted that the annual assessment should be tied to planned expenditures. John would like to get a definitive legal opinion on the interpretation of the "Maximum Annual Assessment" as defined in the Covenants as it is believed this has been misunderstood and misinterpreted for many years. John clarified that he would like to work through Steamboat Association Management to get this legal opinion.

## ACC Report

Skip reported that there are two letters out from the committee about horses and home business violations. The ACC continues its efforts to collect dues. Skip noted that ACC is mostly complaint driven and typically acts only when it receives a complaint.

John talked about CCIOA and how it has a provision which make SPOA's requirement for owners to seek approval for removal of trees, shrubs, and vegetation unenforceable if the owner is doing so as part of an approved written plan for creating a defensible space around a dwelling.

## Nominating Committee

Mike asked for volunteers for the committee. Skip, Corky and Ben volunteered to be members. Dave identified that Ann has two more years on her term. Dave will contact Ann about her service on the board. Dave, Art and Robert's terms end this year. Tonja is serving a term through 2015. Ben is serving through 2016. Mike clarified that the responsibility of the committee is to generate a slate of candidates. Dave reminded the Board that they can open up nominations from the floor during the annual meeting. Everyone agreed that it is a good practice to open up nominations to all Stagecoach owner.

## Community Plan

Bob Woodmansee noted that he is on the Planning Commission for Routt County. He reported that updating the Stagecoach community plan is on the agenda for this summer. County staff will look at the plan, look at previous recommendations, and make new recommendations. During the public process, SPOA and its members will have an opportunity to provide input and comment on recommendations. The process will work best with the

active participation in the process from the public. Skip commented that SPOA was led to believe that SPOA would be part of the process all along the way. Bob said that SPOA should call Chad Phillips of the County Planning staff. John noted that the current SPOA community plan is on the Stagecoach web site for anyone to review.

Dave noted that the SPOA board should plan on a special meeting to discuss the community plan and be prepared for this review. Art asked Bob about notifying the 2,000 property owners who do not live in Stagecoach. Bob will consider the notification process and work with SPOA.

## Old Business

**Slash Pile Removal/Disposal:** Ed Colclasure, the contractor contacted by the Association for slash clean-up, reported that there is a lot of slash still on the ground. He knows someone with a machine that can help consolidate the piles. The consolidated piles would probably need to be burned but he believes that an additional state permit is required to burn the much larger piles. If there is enough in the consolidated pile, Confluence Energy, a company with grinders, could come to grind the material and haul away; a minimum amount of clean slash is required for this company to even consider coming. Ed does not believe there is enough to meet the minimums. Ed then reported that the efforts to burn the small slash piles have been incredibly unsuccessful. Ed noted that the ground must be dry in order to get the machine used to consolidate the piles into the areas where they are located. Ed met with Chuck to identify areas for large piles. Ed's experience with the consolidation machine has been positive. A question was raised about the responsibility of the logging company for creating proper piles. Dave reported that the logging company did what there were asked to do but SPOA did not monitor completely and some slash piles were not effectively burned. Corky reported that any further logging will include a better plan for disposing of slash material. Dave noted that the ideal is that management of this process will minimize the cost to SPOA and that there will be enough for Confluence to come in, grind and take away the material. Corky recommends finishing

the slash pile clean-up before beginning any new logging projects. Skip recommends that SPOA hire Ed to consolidate the piles in out-of-the-way places and then discuss next steps. John noted that SPOA has already approved \$5,000 for the removal of these slash piles based on a proposal from Ed Colclasure received last year.

**Motion:** Ben made a motion to have Ken create a contract with Ed to consolidate the piles not to exceed the already approved \$5000. Ed will notify Ken as soon as possible about next steps and estimates on any additional costs.

Ben removed his motion.

**Covenant Amendment:** Membership voting on the amendment seeking to add an additional assessment process for owners seeking to fund infrastructure project was closed as of March 31st. The amendment did not receive the required membership votes to pass outright however the vote count was sufficient in terms of number of votes cast and affirmative votes for the Association to seek amendment of the covenants via the courts. John does not want to go through the courts at this point. Ken recommended letting this single amendment drop and begin working on the blocks of changes needed to bring the Association's Covenants and other governing documents up-to-date since they have not been modified since the Association began in the 1970s. Art disagrees and believes that SPOA should move forward since there is the expectation that SPOA would act and amend the covenants. Tonja would like to confirm the requirements necessary to pursue court action to change the amendments. There is another round of certified mail to the membership letting them know that anyone who wants to oppose the proposed changes can do so by appearing in court.

Skip noted that there is a major transition coming up in the board and that the timing might be bad. Dave noted that some action should begin soon if at all. The new management company would shepherd this process. Ken noted that the question is not a special assessment; it is an "owner agreement". The original estimate of going to court was \$20,000.

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**Motion:** Skip moved to table the issue of petitioning the courts with the covenant change adding an owner driven assessment process for funding infrastructure projects. Mike seconded.

Tonja volunteered to find out more about the costs of seeking covenant changes through the courts as outlined in CCIOA. Skip withdrew the motion.

Dave tabled the issue and asked Tonja to find out more about cost.

**Ramuda Trail Road Damage:** Corky distributed estimates on repairing the damage caused to the road as a result of inadequate maintenance of the drainage ditches abutting the road. He has reviewed this with a contractor and the homeowners. The homeowners have offered to provide the equipment and labor to complete the repair in exchange for SPOA covering the cost of materials (approximately \$2,000) to repair the

road. The urgency is that the road is almost impassable and one homeowner needs to have his wastewater vault pumped. John asked if Morrison Creek has any responsibility. Corky said Morrison Creek only needs to sign off on the work. Dave would like the road to meet standards for the long term if SPOA is going to put money into the project. Ken noted that it is a county road that the county does not maintain and the road does not meet county standards. Ken noted that in the past SPOA has paid up to 50% of these types of projects. Corky also spoke about safety. Who is responsible for making this road viable for fire truck access and other safety issues? John asked the question "...is the road a common area?" Liability issues are a serious problem. The houses back there were built before the county road standards were established.

Dave is concerned that even though what the homeowners are proposing is the cheapest option and will fix the road, there is no guaranty that there won't be a problem in the near future. The way to correct the problem is to spend the estimated \$10,900 for a contractor to fix the road and bring it to code.

Art is concerned about setting precedence for SPOA funded road maintenance. SPOA paid 50% to fix a

road in Stampede Way in the past. Ken noted that these decisions have been based on access to a home. This particular situation affects the access to three lots with houses.

**Motion:** Mike made a motion that SPOA cover the cost of materials up to \$2,000 and the homeowners provide the equipment and labor to complete the roadwork themselves. SPOA will compose a letter stating that it is a one-time only commitment and that the responsibility for the road is a responsibility of the homeowners. Reimbursement will occur only after invoices have been submitted and then work is confirmed by SPOA to being completed satisfactorily.

Corky will work with the homeowner to get this completed within 30 days.

A vote was taken and the motion was approved. Mike, Skip, Art and John voted for the motion. Tonja, Ben and Dave voted against it.

**Motion:** John made a motion to amend the previous motion to make it a dual offer of either the original motion or SPOA paying 50% of the 65' proposal submitted by the contractor to do the work properly not to exceed 50% of the estimated \$10,940. Mike seconded. A vote was taken and approved. Art and Ben voted against the motion.

**Stirrup Way Culvert:** Corky briefed the Board on the Stirrup Way culvert and road failure. The issue of liability was discussed.

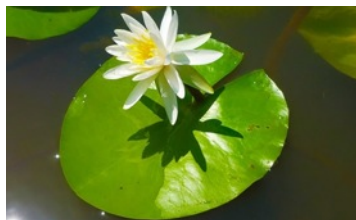
**Motion:** John moved that we seek a legal opinion from HindmanSanchez regarding HOA and member ownership and liability for county roads within SPOA that have not been accepted by Routt County for maintenance. Seconded by Mike and approved. Tonja to investigate the cost.

**Coyote Run Playground:** The maintenance of the Coyote Run common area playground was discussed. Skip and Corky were asked to obtain a written agreement from the Coyote Run residents to maintain the area including the play equipment while SPOA pays the water costs.

**Subdivision Road Signs:** Corky reported on his effort to get damaged and missing road signs replaced / repaired. He is continuing to discuss with Routt County Road & Bridge.

**Halter Way Road Survey:** Ken reported on the Halter road survey. The Board indicated that no further action should be pursued regarding Halter Way.

The meeting was adjourned at 2:55 PM.



## Real Estate Corner

By Rebecca Bailey, Stagecoach Resident and Real Estate Agent

Since the beginning of the year, the Stagecoach area has seen quite a bit of activity in the real estate market! From January to early May, there have been 4 sales of single family homes (2 being distressed), with another 5 homes under contract. Of the 5 pending, 3 are short sales.

We are currently reporting 20 active home listings in the area, with prices ranging from \$289,000 in Morningside to a \$1,740,000 home on 35 acres in Lynx Basin Estates. Town-home activity has been encouraging, with 5 sales since January in Eagle's Nest and Stagecoach town-homes, ranging from \$102,000 to \$125,000. Two of these were short sales. There is currently 1 Eagle's Nest pending, and only 2 Stagecoach Town-homes now actively listed.


Wagonwheel condos have been on the move, with 3 sales, 1 pending, and 2 active listings since January. The sold units were all distressed sales, which brought the median prices down. The active listings are privately owned, and are priced accordingly.

Vacant lot activity is still struggling, with only 9 sales, ranging from \$2,600 in South Station, to \$29,500 in Neighborhoods at Young's Peak. There are 74 active listings, and we anticipate seeing many more become available as we get closer to summer.

Across the county, there has been a dramatic decrease in new foreclosure filings, limited inventory in some segments, and prices increasing overall. Please contact our office if you'd like specific information. The data provided is from the Steamboat Springs MLS. It is deemed accurate, but not guaranteed.

# Town & Country

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## Summertime...

"All in all, it was a never-to-be-forgotten summer — one of those summers which come seldom into any life, but leave a rich heritage of beautiful memories in their going — one of those summers which, in a fortunate combination of delightful weather, delightful friends and delightful doing, come as near to perfection as anything can come in this world."

— L.M. Montgomery, *Anne's House of Dreams*



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