

STAGECOACH



EXPRESS

Serving Stagecoach Property Owners

Winter 1985

A MESSAGE FROM YOUR BOARD OF DIRECTORS

You have just received the first issue of the STAGECOACH EXPRESS, the new publication of the Stagecoach Property Owners Association. We hope that this will become a permanent replacement for the smaller newsletter sent to the Property Owners in the past.

We are taking this step because of a significant increase in important activity in the Stagecoach area and along the Yampa River Valley between Stagecoach and Steamboat Springs. We feel that it is important for you to be kept informed and we hope to do so through the articles you will find in the EXPRESS.

Of greatest significance is the progress being made towards the construction of the Stagecoach Reservoir. (See article in this issue of the Express). With regard to the Reservoir, there are two matters in particular that we want to make you aware of.

FIRST, you should know that many organizations and individuals, most of whom having no direct connection with the Stagecoach area, have contributed greatly by their efforts or financial support, or both, to achieve the progress made to this point. This group includes the directors and the voters of the Upper Yampa Conservancy District who have accepted the \$15,000,000 debt burden of the project. It includes the majority of the Colorado State Legislature, who have, in effect, approved a subsidy in the form of \$6,000,000 of low-interest loans. It includes the U.S. Bureau of Reclamation which is being asked to give additional financing, and it includes the major owners of adjacent private lands who have agreed to make contributions of land or money.

SECONDLY, at each step of the process, concern has been expressed by various persons that Stagecoach property owners would receive a "windfall" benefit from the Reservoir. It has been stated often in these discussions that the lot owners should be willing to make at least a modest contribution. Your Board of Directors responded by recommending that an assessment of \$10.00

per lot be made for the 1985 year, with the funds collected to be used to assist the Upper Yampa Conservancy District in developing recreational amenities around the Reservoir. This recommendation was approved at the Association's Annual Meeting on July 28, 1984.

Other, more permanent, steps will probably be recommended later by your Directors, in order to provide additional support. Such support may be through the creation of a recreation district or through the expansion of the existing Morrison Creek Water and Sanitation District.

In order to keep the momentum going on this project **WE NEED THE SUPPORT OF THE PROPERTY OWNERS.** We urge that you keep in touch through letters and by attending the annual meetings. **IT IS ALSO ESSENTIAL THAT WE RECEIVE YOUR FINANCIAL SUPPORT BY THE PROMPT PAYMENT OF DUES AND ASSESSMENTS.** These funds are essential if we are to participate with the various state and local government agencies in planning and other important matters for the benefit of the property owners at Stagecoach.

A convenient clip-out form has been included in this issue of the STAGECOACH EXPRESS for the purpose of summarizing assessments and dues. **PLEASE HELP. WE CANNOT ASSIST YOU WITHOUT YOUR FINANCIAL SUPPORT.**

This message is from your Stagecoach Property Owners **BOARD OF DIRECTORS** who also take this opportunity to **WISH YOU ALL A HAPPY AND PROSPEROUS 1985.** Hope to see you at STAGECOACH.

Norm Dunn
Art Snoden
Russ Dashow
Claire Forbes
Jay Kauffman
Herb Hollemon
Helmut Kanoldt
Frank Klotz
Al Saterdal

STAGECOACH EXPRESS



Volume 1 Number 1

Serving Stagecoach Property Owners

Winter 1985

Progress made on Stagecoach Reservoir Project. State approves \$6 Million Loan

By
AL SATERDAL

A large map of the proposed Stagecoach Reservoir is included on pages 4 and 5 of this newsletter. We hope that you will find it to be a convenient reference as we discuss progress of the Reservoir in this and later editions of the Stagecoach Express.

This map was prepared for the Upper Yampa Water Conservancy District for presentation to the Colorado Water Conservation Board, the Colorado Legislature and others, in order to gain support for the District's efforts to obtain funding.

Considerable important progress has been made to this date, toward construction of the Reservoir and there is good reason to feel that it will be built within the next 2 to 5 years, in spite of the fact that several major hurdles remain to be overcome. All things considered, this progress is the most positive happening at Stagecoach since the Woodnor bankruptcy in 1974. Major accomplishments so far include the favorable action by the voters of the Upper Yampa Water Conservancy District, in approving \$15,000,000 of debt for the purpose of funding the Reservoir. This election took place in May 1984. Also in the same month, the Colorado Legislature approved a \$6,000,000 long term, low interest rate loan for partial funding of the Reservoir.

Two substantial obstacles remain to be dealt with before construction can be commenced. First, an Environmental Impact Statement must be prepared, reviewed and approved. Initial draft of this statement is anticipated in late 1984. The review period will probably require all of 1985. We can expect opposition from some elements of the environmental movement in particular.

The second remaining major obstacle is the procurement of the balance of the needed funding. This balance totals an estimated \$7,000,000. Application has been made to the U.S. Bureau of Reclamation for a grant of \$3,000,000 and a long term loan of \$4,000,000. It appears that the project qualifies for such Reclamation assistance, but availability of funds is in some question. In favor of this funding are the facts that the amount is relatively small, that partial funding has already been approved from the State of Colorado, and that the District's voters have voted favorably to accept the debt.

Following is an effort to answer some of the other questions that property owners will have regarding the Stagecoach Reservoir:

Preliminary Technical Data

DAM
Type — Roller Compacted Concrete
Crest Elevation — 7,208 Feet MSL
Crest Length — 450 Feet
Height above Streambed — 145 Feet
Volume — 114,000 Cubic Yards
Surface Area — El. 7200 — 777 Acres
STORAGE CAPACITY
Total — 33,720 Acre-Feet
Dead Storage Capacity — 3,720 Acre-Feet
Live Storage Capacity — 30,000 Acre-Feet
Total Recreation Pool — El. 7178 — 18,720 Acre-Feet
Length of Reservoir when Full — 2.7 Miles
Length of Shore Line (approx.) — 8.7 Miles

SPILLWAY

Type — Uncontrolled Ogee Crest
Crest Length — 50 Feet
Design Flood — 2,200 Cubic Feet per Sec.
Spillway Sill — 7,200 Feet MSL
Design Flood Crest — 7,205 Feet MSL
500-Yr. Flood Crest — 7,210 Feet MSL
Planned Uses

As planned, the Reservoir will be a multiple use facility, including recreation and water storage for municipal, industrial and agricultural purposes.

Recreation

It is anticipated that for most of the year the Reservoir will be full. Late summer to fall drawdown will normally be less than five vertical feet. At worst, in the case when there are several consecutive drouth years, maximum drawdown could be up to 23 feet. The effect of the drawdowns would be felt mainly in the western part of the Reservoir.

The Reservoir will be operated by the Upper Yampa Water Conservancy District, who will probably contract out recreational management to the Colorado Division of Parks and Outdoor Recreation. In view of the relatively small size of the Reservoir, it is the present consensus that recreational use of the water surface and any public camping will be tightly controlled. Sail boats and small fishing boats will probably be allowed by permit.

Public Camping and Boat Launching

A public park will be restricted to an area in the central part of the north shoreline, as indicated on the accompanying map. A small overnight camping facility (100 campsites) will be established so as to have minimum visual impact on the rest of the shoreline. Most of the camping activity will be shielded from view from the south by

high ground which borders the Reservoir.

In addition to the park area described, there will be a public easement completely around the Reservoir, which will be at least 100' wide. These public easements are also shown on the map. With exception of the campsite area previously described, all public access easements would be essentially limited to supervised daytime recreation.

South Shore Marina - Commercial Area
Preliminary plans are to encourage the construction, with private funds, of a major high-quality marina - restaurant - hotel, on the inlet near the central part of the south shore of the Reservoir. This would probably involve an arrangement with the private owners of unplatted lands and a lease from the District.

Discussion of the Stagecoach Reservoir construction effort would be incomplete if the critical role of the Upper Yampa Conservancy District's chairman, Mr. John Fletcher of Steamboat Springs, was not acknowledged. John has been a major factor in giving Routt County its strong position in the ski industry. This industry is now the

largest and fastest growing in Colorado's Western Slope. If the Stagecoach Reservoir is finally built, as expected, it will be due mainly to the ability and dedication of John Fletcher, to the goal of doing worthwhile things in Routt County.

Your directors and editorial staff plan to keep you posted on progress relating to the Reservoir.

A GOOD IDEA:

Stay current on events and development in Steamboat Springs and the Yampa Valley with a subscription to the weekly Steamboat Pilot. A subscription costs \$18 for one year and \$25 for two years.

Do you know about the ski terrain opened on Mt. Werner? ...the sale of Catamount to a major firm? ...the construction in progress on the 27-hole Breacans golf course? ...Rocky Mountain Airways increased flight schedules?

Send order for subscriptions to: The Steamboat Pilot, P.O. Box 4488, Steamboat Springs, Colorado 80477.

NOTICE ON ASSESSMENTS AND DUES - TO ALL STAGECOACH PROPERTY OWNERS

PROMPT PAYMENT OF YOUR ASSESSMENTS AND DUES IS ESSENTIAL if the Stagecoach Property Owners Association is to be influential in the planning at Stagecoach.

1985 ASSESSMENTS are \$10.00 PER LOT, due April 30, 1985.

1985 DUES are \$30.00 PER OWNER, due January 1, 1986.

THE ASSESSMENT MUST BE PAID within 30 days to avoid interest charges. It is a personal obligation, and if unpaid, creates a lien against your property at Stagecoach. Please clip out and include the following information with your payment:

Enclosed check* is for the payment of 1985 ASSESSMENTS AND DUES.

1985 Assessment at \$10.00/Lot covering the following Lots:

Subdivision _____	Lot(s) No. _____	\$ _____
Subdivision _____	Lot(s) No. _____	\$ _____
1985 Dues at \$30.00/owner		\$ _____
Total enclosed (assessments and dues)		\$ _____

My correct address is:

Name: _____
Street or PO Box: _____
City _____ State _____ Zip _____

*Make checks payable to Stagecoach Property Owners Association, P.O. Box 31740, Aurora, CO 80041.

NOV. 13, 1984 BOARD MEETING

I. Directors present were: Dunn, Dashow, Hollemon, Kanold, Snoden, Saterdal, Kauffman. Absent were: Forbes, Klotz. Also present were Art Fine, counsel for the Association. Guest present: Carol Green, President of Eagles Nest Townhouse Association.

Previous minutes were approved.
II. Treasurer's report by Dunn:
\$ 5,918.94 balance in regular checking account

10,000.00 Certificate of Deposit
2,000.00 in special interest account
\$17,918.94 Total Funds

III. Committee Reports: Dashow reported for the Architectural Control Committee that a late summer inspection tour of property revealed possible violations in Sky Hitch, Black Horse II and Eagle's Watch subdivisions. These consisted of such things as trailers parked on lots, dangerous uncompleted structures, vehicles stored on roadway and unlanded roofs. Attorney Fine reported on contacts made with lot owners and steps taken to correct violations.

Recreational Use Committee report by Snoden and Saterdal stated that its original objective here was to start mapping out the common areas and making trails for use by cross country skiers and hikers in a fashion similar to what has been done in Steamboat and is planned by Routt County along the Yampa River from Steamboat to Lake Cataract. Snoden noted that the U.S. Forest Service has a financial program coming out to fund these kinds of projects. He will obtain prices for graded footpaths and provide a map of common areas by the next board meeting in February.

Legal Status Report was given by attorney Arthur Fine on Letter of Credit funds for roads in Horseback and the status of efforts to resolve the Association's lawsuit against the County for losing letter of credit funds for roads in South Shore and Morningside.

Fine recently toured the Horseback subdivision with the County Attorney and the County Road Inspector, Joe Turon, and discovered that it may be less of a problem to build a road to county specs in this area than previously imagined. However, \$200,000.00 is not enough to complete the whole road throughout the subdivision. Fine has contacted a surveyor and contractors to obtain cost estimates. A general discussion was held concerning allocation of the funds and sources for the additional funds needed to complete roads in Horseback.

Fine was asked whether the townhouse areas are governed by the by-laws and covenants of the POA. He said Projects I and II were never included in the covenants originally filed by Woodmoor with the County. Therefore, the POA may not have jurisdiction over these areas, thus presenting a problem in consistent responsibility for the whole development area. The covenants apply to the Meadowgreen subdivision, which means Wagon Wheel and Eagle's Nest townhouses are subject to the covenants that apply throughout Stagecoach.

On the matter of the Newsletter, Dashow and Saterdal reported findings on cost and suggestions on content of a quarterly publication to the POA. Saterdal presented 2

estimates: (a) Tanglewood Graphics high quality 16-page standard sized stock (2000 copies mailed) at \$2,200.00 and (b) Centennial Press tabloid format newspaper stock of equivalent size (3000 copies mailed) at \$788.00. Besides being so inexpensive, the tabloid format would handle photos, maps and masthead much better than the standard newsletter format. It also would permit a budgetable means of informing the POA of quarterly news developments.

Dashow outlined ideas for contents of the newsletter, which would include sections on lot sales, reservoir and ski area development, survey of lot owner attitudes, board meeting highlights, Event Calendar, letters, building information and services, county news, property listings by brokers, lot owners and others, change of address form and assessment notices.

Long Range Planning Seminar. Snoden reported only four board members have submitted their notes, and he's awaiting more notes from others and planner Nolan Rosall before finalizing publication. It should be ready by the next Board Meeting.

Hollemon reported a cost estimate of \$1,050,300 yd. of fill to repair road over culvert leading to Sky Hitch I-IV and South Station, provided fill is available within 1 mile radius. As more roads are opened, a problem will be created if trespassers take advantage of them and make deep ruts in the ungraded roads.

Dunn reported that all insurance policies have been obtained. Payment of legal fees for the road fund cases was discussed. Fine pointed out that the attorney fee will be paid from the county settlement in Horseback. The fee for the South Shore/Morningside work will be reimbursed to the Association out of any recovery obtained by judgment or settlement. Dunn moved to pay \$2,500.00 toward Fine's current bills. Motion seconded and carried.

New Business: Carol Green, president of the Eagle's Nest Townhouse Association, spoke briefly about their new association comprised of 32 homeowners, 80% of whom are owner/occupants, some are weekenders, some speculators, some seasonal. Assessments by both POA and Townhouse Association is to be maintained. They are looking into buying dish TV antenna. Resident Manager is Dagmar Downs (Unit 506) 736-8443. Annual Membership Meeting: 1/28/85 at 4:00 PM; Board Meeting: 1/12/84 at 4:00 PM; Place: Unit 506.

Attorney Fine suggested to send congratulations to two newly elected county commissioners from POA as gesture of cooperation.

A budget should be considered at next board meeting.

Dunn to ask Frank Klotz if he wishes to continue on as board member. Dashow suggested an architect be considered for the board. Saterdal suggested planner/architect Gary Gunn who is a new property owner and well regarded.

There being no further business to come before the meeting, it was adjourned upon motion duly seconded.

Next Board Meeting set for Tuesday, February 12, 1985, in Denver, Colorado at the Holiday Inn Sports Center at 7:30 PM.

ROCKY MOUNTAIN AIRWAYS PLANS TO INCREASE STEAMBOAT SERVICE 43%

From the Steamboat Pilot - Nov. 15, 1984

Rocky Mountain Airways will increase by nearly 43 percent its number of Steamboat Springs flights this winter.

From Dec. 15 through April 14, 1985, the Denver-based commuter airline will offer an average of 20 flights per day to and from Bob Adams Field-Routt County STOLport.

In the winter of 1983-84, Rocky Mountain averaged 14 flights per day.

"I think it's a display of our optimism for the ski industry in those three markets we serve," said Dennis Heap, Rocky Mountain's vice-president for customer sales and service.

The airline has experienced consistent growth in Steamboat passenger traffic since inaugurating service in 1971, with the exception of 1980 and 1981.

Rocky Mountain went from 58,754 total Steamboat fliers in 1979 to 41,023 in 1981, but has rebounded to 56,628 in 1982, 65,284 in 1983 and 62,928 through October this year.

Beginning Dec. 15, Rocky Mountain will offer 18 Steamboat flights per day Monday through Thursday. That will increase to 20 flights on Friday, 24 on Saturday and 22 on Sunday.

The earliest flight leaving Denver for Adams Field will depart at 5:30 a.m. Saturdays and Sundays. The latest flight from Denver has a scheduled take-off at 9:30 p.m., Friday through Sunday nights.

Flying from Steamboat to Denver, the earliest plane will depart at 6:30 a.m., Saturdays and Sundays. Denver-bound passengers can leave Steamboat as late as 10:30 p.m., Friday through Sunday nights.

Basic one-way fare between Steamboat and Denver will be \$66 midweek and \$73 weekends, with a variety of discount options available.

For example, round-trip price will be \$62 for the two earliest and two latest weekend flights.

ANNUAL MEETING HIGHLIGHTS (July 28, 1984 - Steamboat Springs, Colorado)

The program began with guided tours of the Stagecoach area. Afterwards, a good old-fashioned picnic BBQ provided the perfect atmosphere for informal discussions among lot owners and Board members. Later, the formal portion of the meeting was held at the Sheraton. There followed a cocktail party, and a good time was had by all.

Art Snoden explained the newly-published Architectural Control Manual, a result of considerable work, which explains the covenants, new building procedures, and design philosophy in easily understood language, and provides each owner with a check list for building in Stagecoach.

Attorney Art Fine explained that the Routt County District Court will direct how the County will utilize the \$200,000.00 allocated for roads in the Horseback subdivision. He also described the status of the suit by the Association against the County for its loss of road funds for the South Shore and Morningside subdivisions.

Robbie Robinson of the Townhouse Association, spoke about possible purchase of the old sales office by the POA for some future community use. Extensive refurbishing of the roof and plumbing makes it economically difficult to convince individuals to invest the necessary funds to buy it and maintain it at this time. No decision was made on participation by the Association in this venture.

Al Saterdal reviewed the status of the reservoir. State funds are allocated but not as yet available for use. A proposed environmental impact statement is being prepared. Estimates are 1988-87 for start-up, and 1988 for filling.

Erick Glanz from the Morrison Creek

Metropolitan Water & Sanitation District spoke about the reduction of the district's initial debt from \$3,600,000.00 to \$1,200,000.00 by issuing blind calls on the bonds for cash at \$25/\$1.00 face amount. At the present rate of retirement, he estimates the district will be free of debt in the 1990's. The district is conducting a study of what to do with the available funds. Maintenance is planned next spring on the leaky sewer line above Eagleswatch and Black Horse II. Also, more usage of the Black Horse water line will be necessary to prevent winter freeze-up of the line. Water is not available in South Shore at this time. Several wells drilled there were of poor quality, so water will have to be pumped from other places. Meadowgreen is more cost effective, since taps and water supply are readily available now.

Herb Hollemon was nominated to the Board to replace Bill Riner, who did not seek renomination. Hollemon lives in Stagecoach and owns other lots there. Hollemon, Art Snoden and Norm Dunn were elected to new 3-year terms on the Board.

Discussion was held concerning a Special Assessment to provide funds to Upper Yampa District for use in connection with recreational activities of the reservoir. A \$10.00 per lot assessment for 1985 proposed by the Board was approved. Attorney Fine offered the services of his office in administering the collection of the assessment from lot owners.

It was decided that the next annual meeting will be held in Steamboat on the 3rd weekend of July, 1985, repeating the same format as this year (tour, picnic, meeting, cocktail party).

"EXPLANATION OF LOT OWNER ASSESSMENT"

The following is a copy of the press release issued by the Board prior to the election that approved bonding by the Upper Yampa Water Conservancy District for the Stagecoach Reservoir Project:

"A special meeting of the Board of Directors of the Stagecoach Property Owners Association was held in Denver on April 17, 1984. Purpose of the meeting was to determine the position that the Board should take relative to financial support for the proposed Stagecoach Reservoir.

It was unanimously agreed that the Board favors a proposal for an assessment of \$10.00 per lot, to be assessed on all of the lots at Stagecoach, and will recommend approval by the property owners at the next annual meeting of the Association on July 28, 1984.

This assessment would be levied on approximately 1800 lots and thus have a total value of \$18,000.00 for the 1985 year. The funds collected would be used for the purpose of assisting in the development of the Stagecoach Reservoir and will be available to offset some of the recreational ob-

ligations of the Upper Yampa Water Conservancy District.

This action is viewed by the Board as an interim financial support measure. The Board has additionally contracted with the planning firm of Rosal Remmen Cares, Boulder, Colorado, for a study aimed at recommending long term funding options to support the recreational amenities which would be provided by the Stagecoach Reservoir.

The Stagecoach area is already within the boundaries of the Upper Yampa Water Conservancy District and will be subject to the existing authorized levy of 1.4 mills.

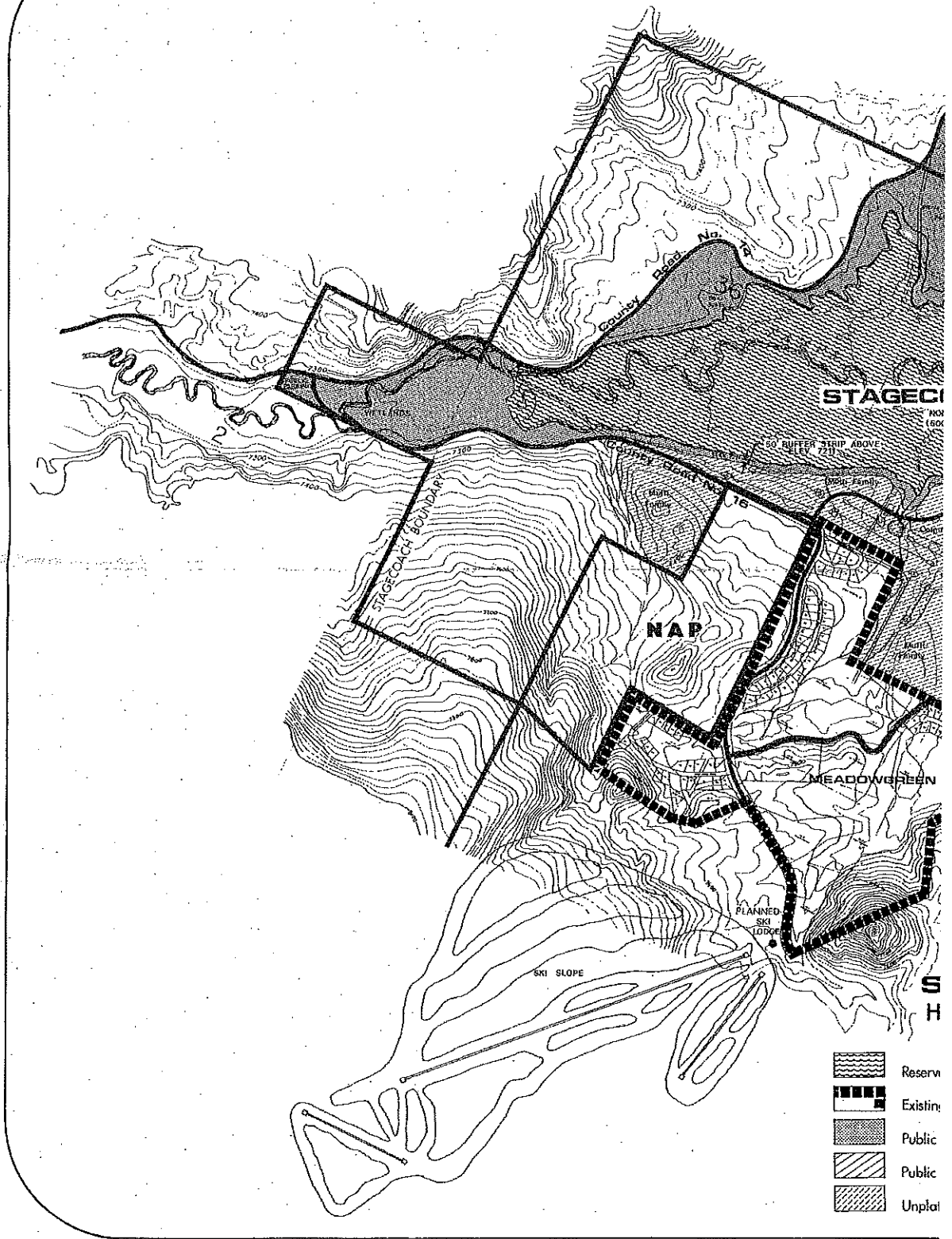
According to the Board, the proposed assessment for 1985 is the only way that Stagecoach owners can provide immediate financial assistance for the Reservoir. For the owner of a \$50,000.00 townhouse this assessment is equivalent to an additional 0.8 mills. For the owner of a \$2,000.00 lot the \$10.00 assessment is the equivalent of 24 mills. There are approximately 184 townhouse units and 1600 sold, undeveloped lots at Stagecoach."

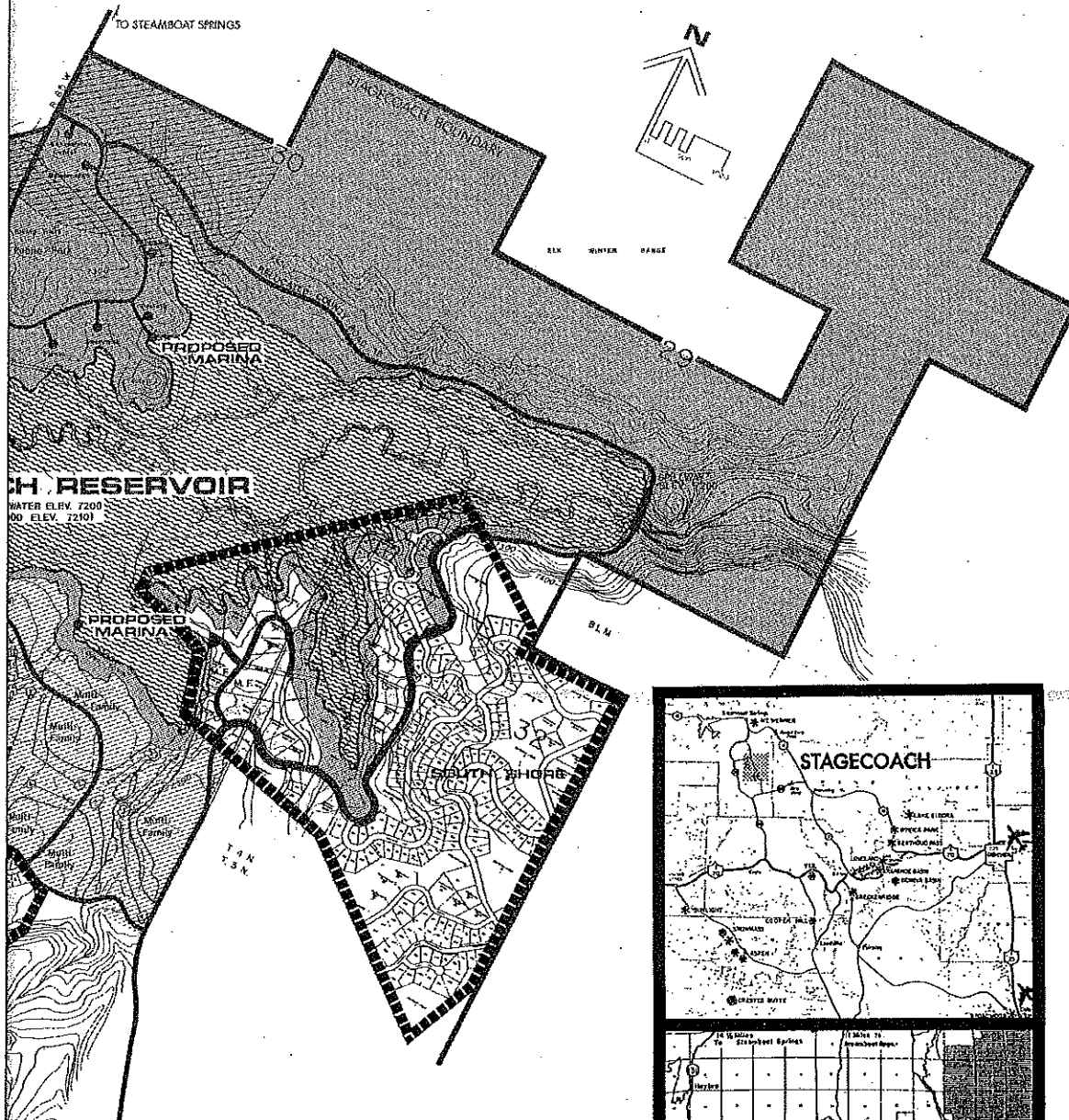


The STAGECOACH EXPRESS is published by the Stagecoach Property Owners Association, Norman Dunn, President.
Editor Russ Dashow
Assistant Editor Al Saterdal
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1. Name _____
2. Current address _____
Tele. _____
3. Property in your name:
Lot No. Subdivision _____

4. Are your current ('83) taxes paid? Yes () No ()
If no, explain:
5. Are your current ('84) dues paid? Yes () No ()
If no, explain:
6. What are your present plans? Hold () Build () Sell ()
Buy () Other (explain): _____
7. If you plan to build, estimate when this will be:
'85 () '86 () '87 () '88 ()
8. Which of the following conditions would be needed for you to consider starting to build on your lot in the next 2 years:
() roads by my lot
() sewer by my lot
() electricity
() water
() telephone
9. Do you favor the creation of an Improvement District in your subdivision in order to assess owners' equitably:
(a) for roads? Yes () No ()
If no, explain:
(b) for sewer and water? Yes () No ()
If no, explain:
(c) for utilities? Yes () No ()
10. Would you share the cost of a survey of property lines with nearby lot owners?
Yes () No ()
11. Any other comments you wish to make:





STAGECOACH RESERVOIR

RIGHTS OF PROPOSED DEVELOPMENTS

(See separate article in Stagecoach Express)

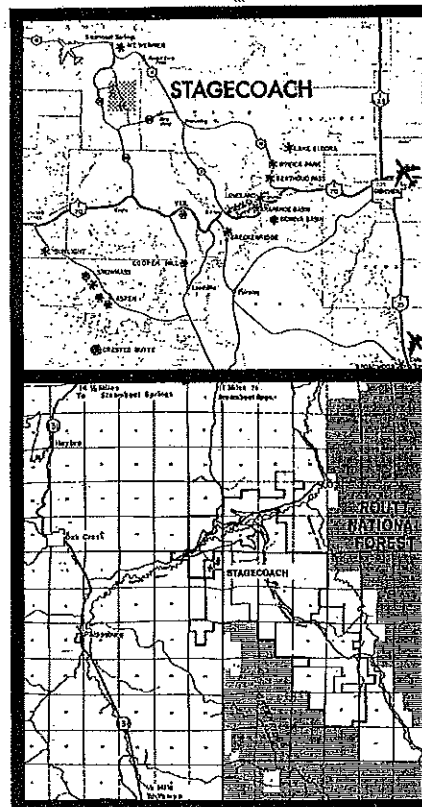
Acres at normal water level at 7200'

Subdivisions (South Shore, Meadowgreen)

lands - Upper Yampa Conservancy District

ing Area

and suitable for development including Marina, Golf, Multifamily, Commercial, etc.



STEAMBOAT SPRINGS INVESTS HEAVILY TO ENCOURAGE SUMMER TOURISM

There is a growing awareness in Colorado, and particularly in the giant ski centers of western Colorado, that there is a great need to attract more residents and visitors during the eight months when the ski slopes are shut down.

With a capital investment of some \$4,000,000,000 (that's right FOUR BILLION), 70% of which is invested in housing, it is no longer tolerable to accept a level of business activity for eight months of the year which is only 50% of the winter level as in Steamboat, or worse yet, under 30% as at Vail.

The following excerpt from the STEAMBOAT PILOT of Oct. 10, 1984 illustrates the awareness of this problem by the communities - and the action that is being taken. It is widely recognized in Routt County that the STAGECOACH reservoir will assist materially in bringing more summer activity to the Steamboat area.

Summer received a shot in the arm last week when City Council voted 4-3 to allocate 5 percent or an estimated \$196,000 of the 1985 city sales tax revenues to the Steamboat Springs Chamber Resort Association's summer marketing program.

With several Chamber members at his side, Bob Hammons made a polished presentation before council last Tuesday at the start of its all-day budget retreat.

The \$250,000 marketing plan will: identify two high-potential markets derived from research conducted this summer; develop

five tour packages, three of which will be targeted to specific groups such as senior citizens, weekend, in-state visitors and individuals interested in seminars tied to the arts; develop and promote existing and new special events in Steamboat Springs; and develop overall promotional programs to include sales, advertising, collateral materials and public relations.

Council was urged by several organizations, including the Community Committee and the Steamboat Ski Corp., to support the Chamber in its endeavor.

"The Community Committee backs the Chamber 100 percent in its request for city funding," committee spokesman Joe Lewandowski told council. "The one thing that came out of our five-month study, was the need to build a year-round economy for the community's over-all well-being."

Hammons and other Chamber members reminded council last week that the community can no longer afford to sit back and do nothing when it comes to summer marketing. Included in council's packets was a list of what other resort communities spend on summer marketing. Durango spends the least at \$150,000 and Aspen spends the most at \$230,000.

"We either have to play in their ballgame or wash our hands completely of summer marketing," said Hammons. "It doesn't make sense to give up before we've had a chance to compete."

Winter bookings outpace 1983

From the Steamboat Pilot —

Reservations for ski season are up 111 percent compared to last year at the Steamboat Springs Resort Association Central Reservations office, Director of Reservations Paul Sears said today.

Sears, in her monthly report to the Chamber board of directors, said the figure was for bookings through Aug. 31, and compared dollar volume against last year.

Number of people booked was also very strong, 89 percent more than a year ago, with group business leading the way with a 108 percent increase over last year. Dollar volume through August was \$307,031 compared to \$460,158 through August, 1983.

"Probably our most significant figure is the increase in groups, 29 more than a year ago, and number of people in the groups, averaging 56 against 52 a year ago," Sears said. "That, and the consumers seem to know more what they want, and are not quite as price conscious as in past years."

Reports from individual property management companies also indicate a strong

year. Mountain Resorts is up at least percent with inquiries much storer Steamboat Resorts reports its people all up at least 25 percent and "people t ing earlier."

LETTERS TO THE EDITO

This section is reserved for letters: properly owners to provide a forum current opinions, attitudes, and suggestions. It is meant to "clear the air misconceptions" and rumors at Stagecoach and surrounding Routt Co. It is also meant to act as a sounding b of the "silent majority" out there wondering what is happening, and where are we going with this project. S permitting, we will answer as many c tions in this section as possible.

Address correspondence to: EDIT Stagecoach Express, P O Box 3 Aurora, CO 80041.

QUARTERLY BOARD MEETING HIGHLIGHTS (August 12, 1984 - Steamboat Springs, Colorado)

The Board met at the Bear Claw Condominiums. Present were Dunn, Forbes, Saterdal, Dashow, Snoden and Hollemon. Absent were Klotz, Kaufman, Kanoldt. Attorney Fine was present. New officers were elected for the year July, 1984-85. They were: President Norman Dunn, Jr., Vice-President Art Snoden, Secretary Russell Dashow, Treasurer Claire Forbes.

The Newsletter will be handled by Dashow, with help offered by Saterdal and Forbes in trying to come up with a new format that would generate additional paid members in the Association.

Architectural Control Committee members were appointed for the coming year. They are: Russ Dashow, Art Snoden and Herb Hollemon.

Snoden, Kanoldt and Saterdal were pointed to a Recreational Committee review the property for (1) recreational easements (2) open space use and (3) istence of National Forest trails confige to Stagecoach for future access.

Hollemon asked for the Board's posi on hunting in Stagecoach. All memb agreed that no hunting, camping or fl are allowed in Stagecoach. Violat should be reported to the Routt Co Sheriff's office.

President Dunn asked Hollemon to ob cost estimates for road improvement culvert replacement in Sky Hitch, so easier access would be possible for 1 year's annual meeting tour.

LONG RANGE PLANNING SEMINAR (August 11-12, 1984 - Steamboat Springs, Colorado)

Following the regular Board meeting a two-day, long-range planning session was held to discuss future development at Stagecoach. Present in addition to the Board were: Charles Rhyne, attorney; Gary Guinn, planner; Dave Yamada, Regional Planning Administrator; Delbert Chockley, Manager, Yampa Valley Electric Association; Bob Gonzales, Mountain Bell engineer; Erick Glanz, Morrison Creek Water & Sanitation District; and Nolan Rosall, planner.

Discussions were had on zoning, roa electric power, water and sewer, roational facilities, estimated costs and p sible organizational forms for future velopment. All participants were asked submit to Art Snoden their recommen tions on ways to go about development Stagecoach based on the facts learned i assumptions and priorities consider Snoden is to compile the reports and sub a final report in February, 1985, for publ tion to the Association.

INFORMATION DESK

Complete information is available to all property owners (PO's) for costs of printing and mailing. Send specific requests with check to: Editor, Stagecoach Express, P.O. Box 31740, Aurora, CO 80041. ALLOW 4 weeks for processing.

1. ARCHITECTURAL CONTROL MANUAL OF DESIGN PHILOSOPHY & BUILDING PROCEDURES: Based on the recorded documents of covenants, conditions and restrictions of Routt County.

The manual simplifies the rigorous language into rules and regulations on dwelling size, building location, exterior surfaces, TV antennae, wells, fences, refuse, signs, animals, and so forth.

It also explains the procedures for obtaining Architectural Control Committee approval of proposed construction including documentation for submittal and forms requesting design approval.

13 pp. \$6.00

2. ROUTT COUNTY BUILDING DEPARTMENT REQUIREMENTS FOR HOMEOWNERS RESIDENTIAL CONSTRUCTION.

Steps are outlined in applying for and obtaining a building permit. Also, fees are explained and further guidelines are provided for obtaining permits for electrical, plumbing, mechanical work.

Also available is a special 7-step outline on how to obtain a building permit in areas of Stagecoach not presently served by central sewer and water.

5 pp. \$4.00

3. Also available are copies of LOT OWNER AGREEMENTS to submit to Routt County Building Department acknowledging present lack of county services in your area at time you wish to submit plans for approval. Application for permission to install well and sealed sanitary system is included.

10 pp. \$6.00

4. DEVELOPMENT OF STAGECOACH RESERVOIR & CHRONOLOGICAL DEVELOPMENT HISTORY OF STAGECOACH ROUTT COUNTY.

This report was compiled by Board member Al Saterdal of MountainAir Corp. based on 1982 publications in Colorado Ski Country USA. It is a very informative report covering such topics as tourism and ski industry in Colorado, impact on Denver and Routt County, growth trends, capital investment and other economic factors, projections, etc.

Also, report covers an historical review of the Stagecoach concept and chronological development of the area by Woodmoor and MountainAir, revealing facts and figures on all planned amenities (subdivisions, water and sewer systems, roads, electricity, etc.). Included is information on Woodmoor's bankruptcy and subsequent ski and lake area sales.

Current status through 1982 is reviewed on Reservoir funding, Ski area facilities, Morrison Creek Water and Sanitation District, and Routt County planning status.

24 pp. (incl. 2 maps; 2 drawings of Reservoir and Ski Area) \$21.00

5. MAPS OF STAGECOACH AND INDIVIDUAL SUBDIVISIONS are available as a package (\$5.00) or individually on request (\$1.00).

6. SOURCE LIST of names, addresses, phone numbers of POA Board members and Routt County officials will be available in the next quarterly issue for reference by anyone wishing to obtain his own information directly from the respective "horse's mouth."

7. POA Listing by SUBDIVISION of names and addresses of your nearest neighbors may be available in early 1985. (\$20.00 per Subdivision.)

Requests for further information on various topics relating to STAGECOACH should be directed to: Editor, Stagecoach Express, P.O. Box 31740, Aurora, CO 80041.

Trading Post

This Section is for the use of Property Owners, brokers and others wishing to buy, se exchange or rent Stagecoach property.

Only 1 Lot may be described per advertisement (1 lot-ad).

Advertiser may list as many lot-ads as desired.

Size requirements: 4 lines (max) x 1 column

Costs: \$10.00/lot-ad (dnes-paying Property Owners)
\$20.00/lot-ad (others)

Send all ads with correct payments to: Stagecoach Express
P.O. Box 31740
Trading Post Dept.
Aurora, CO 80041

Ads will run in one issue only, in the next issue after receipt of ad.

The Association reserves the right to edit oversize ads or refuse multiple listings.

STAGECOACH SHORT TERM RENTALS. Ski Steamboat on a budget. Furnished accommodations for up to 13 people per night. Call Mike at (303) 736-8455.

"CHOICE BLACKHORSE II LOT NOW AVAILABLE FOR SALE. Water and Sewer in, minimum D.P. exeller terms. Call Dick Edwards (303) 893-1865 or (303) 866-5697."



COMING EVENTS & IMPORTANT DATES

NEXT BOARD MEETING: Tuesday, February 12, 1985. Denver, Colorado, Holiday Inn (Sports Center) at 7:30 PM.

ANNUAL MEETING: 3rd Saturday in July, 1985, Steamboat Springs, Colorado, Sheraton Inn. (Tentative date.)

ASSESSMENTS (1985): \$10/lot, due April 30, 1985 (Delinquent June 2, 1985)

DUES (1985): \$30/owner, due January 1, 1985.

IMPORTANT LEGAL NOTICE TO ALL STAGECOACH LOT OWNERS

Pursuant to the Stagecoach Declaration of Covenants, Conditions and Restrictions and the Articles and By-Laws of the Stagecoach Property Owners' Association ("the Association") and upon the recommendation of the Board of Directors of the Association, the following Resolution was adopted at the Annual Meeting of the Association on July 28, 1984:

"RESOLVED that an assessment be levied against each lot owner at Stagecoach in the amount of \$10.00 per lot for the assessment year beginning January 1, 1985, the assessment to be for the purpose of assisting in development of the Stagecoach Reservoir."

April 30, 1985, is the Due Date set by the Board of Directors for payment of this \$10.00 assessment.

The assessment is a charge and a continuing lien on each lot in Stagecoach. The assessment, together with interest, costs and reasonable attorney fees, in the event of default, is a personal obligation against the owner of each lot at the time when the assessment falls due.

Any assessment not paid within thirty days after the Due Date shall bear interest from the Due Date at the rate of eight percent (8%) per annum. The Association may bring an action at law against the owner personally obligated to pay the assessment, or foreclose the lien against the property.

Payment of your assessment should be sent to: Stagecoach Property Owners' Association

P.O. Box 31740

Aurora, Colorado 80041

To assure proper credit, you must include your lot number on your check.

NORMAN C. DUNN, JR.

President

Stagecoach Property Owners Association



18 miles south of
STEAMBOAT SPRINGS, COLORADO
Stagecoach Property Owners Association
Post Office Box 31740, Aurora, Colorado
80041