

STAGECOACH



EXPRESS

Serving Stagecoach Property Owners

Winter 1986

FROM YOUR BOARD OF DIRECTORS

Your directors take this opportunity to thank the many property owners for your support during 1985 and to wish you all a GREAT NEW YEAR in 1986.

This support makes it possible for us to report on a major accomplishment which is presently under construction at STAGECOACH. The efforts of the board in general and of Norm Dunn, Art Fine and Herb Hollemon in particular, have paid off in the startup of construction on the roads in the HORSEBACK and HIGH CROSS subdivisions. For additional details see the article by Art Fine on page 1 of this issue of the EXPRESS. You will also find a map of the HORSEBACK subdivision on pages 6 and 7.

A total of \$233,000 is available for construction of the roads at Horseback and \$32,000 is available for the roads at High Cross. Funds have come from letters of credit held by the county dating back to the time when Woodmoor platted the subdivisions. The funds are earmarked for these particular subdivisions.

Road construction was commenced in September of 1985 and at this time has been completed except for final grading and gravel surfacing. Roads will be completed as soon as weather permits in the spring and at that time there will be a total of five miles of new roads at Horseback and one mile at High Cross. These roads will be accepted for maintenance by the county.

This is the first significant capital improvement to be made at Stagecoach since the Woodmoor bankruptcy. We hope that additional roads may be built in other subdivisions in a similar manner. We will continue to keep you informed on these and other important developments.

We want to emphasize that progress of the nature described here is only possible with the ongoing financial support of the PROPERTY OWNERS AT STAGECOACH. Your DIRECTORS can continue to function ONLY with the assistance that PROPERTY OWNERS provide by their input, by their encouragement AND BY THE PAYMENT OF DUES AND ASSESSMENTS. A summary of dues and assessments payable is printed on page 1 of this issue of the EXPRESS. All of the fees collected by the PROPERTY OWNERS ASSOCIATION go into development of the STAGECOACH project. All officers and directors work without compensation except for actual expenses incurred for the benefit of the PROPERTY OWNERS. Please assist us by paying dues and assessments on time. Hoping that we can continue to report progress at STAGECOACH.

YOUR BOARD OF DIRECTORS

NORM DUNN
ART SNODEN
RUSS DASHOW
CLAIRE FORBES
JAY KAUFFMAN
HERB HOLLEMON
HELMUT KANOLDT
GARY GUINN
AL SATERDAL

STAGECOACH EXPRESS



Volume 2 Number 1

Serving Stagecoach Property Owners

Winter 1986

Six Miles of New Roads at Horseback and High Cross

By Art Fine

Six miles of roads have been nearly completed this Fall in two subdivisions at Stagecoach. September and October saw a burst of activity that resulted in the completion of the tree removal, grading, and installation of ditches and culverts in the HORSEBACK and HIGH CROSS subdivisions, according to Herb Hollomon, Stagecoach Board Member, resident and semi-official guide. "All that remains is to put down gravel next June," said Hollomon.

The money to pay for roads in the two subdivisions came from bank letters of credit deposited with Routt County in 1973 by The Woodmoor Corp. In that year Colorado adopted a law requiring real estate developers to put up guarantees to insure completion of promised improvements. Problems in the real estate development industry had led to the adoption of similar and related laws by the Federal government and many states. After long negotiations between the County Commissioners and the Association, and lot owners in HORSEBACK and HIGH CROSS, plans were developed to release the funds for construction of the platted roads. The county not only agreed to the development plan but also agreed to maintain the roads in the future.

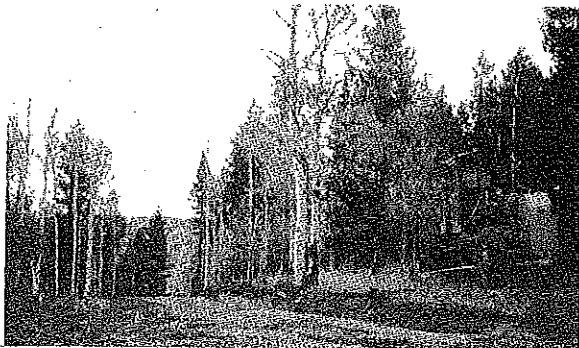
Fortunately the successful bid on the HORSEBACK job was low enough that the funds held by the County will pay for completion of all of the roads in the HORSEBACK SUBDIVISION — five miles of new, gravelled roads. The funds held by the County for the one-mile HIGH CROSS job were not quite sufficient. Herb Hollomon, who lives in HIGH CROSS, has paid more than \$8,000 out of his own pocket to cover the shortfall and also to pay for an additional 600 feet of road through Overland to connect the High Cross

road to the County road. He is the kind of good neighbor everyone would like to have.

The HORSEBACK map on Pages 5, 6 and 7 shows the location of the new roads, and the water and sewer lines presently installed adjacent to the subdivision and proposed lines inside the subdivision. Anyone interested in building should contact the Architectural Control Committee for information on utilities, covenants and County requirements.

Negotiations are continuing in the lawsuit between the County and lot owners in the SOUTH SHORE and MORNINGSIDE subdivisions. If these efforts are successful, construction of the roads in those subdivisions could begin in the Summer of 1988.

In the course of its work on the road problem, the Board of Directors of the Association has come to realize that road costs are at their lowest point in many years. Although there are no funds for roads in the other subdivisions, the Board recommends that owners in those subdivisions try to organize themselves to raise the necessary funds and take advantage of the present low construction costs. Lists of names and addresses of owners by subdivision can be obtained by writing to Editor, Stagecoach Express. The Board will give you all the help it can. *Editors Note: The recent road constructions the culmination of the efforts of present and former Board members over several years. These efforts would not have been possible without the support of the dues paying members of the Association. Thanks are also due to the Board of Commissioners of Routt County who have listened to us, argued with us a little and helped us a lot in keeping STAGECOACH moving in the right direction.*



NOTICE TO ALL STAGECOACH PROPERTY OWNERS SOME FACTS ABOUT ASSESSMENTS AND DUES

1. ASSESSMENTS:

The only assessment made to date at STAGECOACH is the 1985 assessment of \$10.00 per lot or per living unit. This assessment is for the sole purpose of supporting the STAGECOACH reservoir. Funds collected are placed in a separate account and will be delivered to the Upper Yampa Water Conservancy District when the reservoir is completed. The funds will be used as a contribution to aid the District in the installation of recreational amenities associated with the reservoir.

The assessment is a personal obligation which must be paid. If unpaid, interest may be charged from April 30, 1985. The unpaid principal and interest will constitute a lien on the property.

The lot assessment is a "token" payment to show that the lot owners are willing to tax themselves to support the Upper Yampa Water Conservancy District. While the contribution is small, relative to the funds spent (\$900,000 to date) and projected, it is the most practical way to provide support at this time in the opinion of your Directors. Once the reservoir is fully funded it is the opinion of your present Directors, that a recreation district should be formed at STAGECOACH. Such a district would be effective both in supporting certain activities associated with the reservoir and at the same time, assuring that the STAGECOACH property owners will have reasonable impact in directing the management of the reservoir.

At this time approximately 50% of the total assessments due have been paid, totaling \$9,600. If you have not paid your 1985 assessment to date please do so at once so that the STAGECOACH Property Owners Association can fulfill its obligation to the District.

2. DUES:

Dues are \$30.00 per owner, payable annually on January 1. Dues are an obligation of every property owner. They are the main source of income and are used for the annual meeting, for planning, to cover legal expenses and to reimburse board members for travel and other expenses incurred on behalf of the property owners. They also cover the cost of printing and mailing of the STAGECOACH EXPRESS as well as other notices sent to property owners.

Without the continuing support of the property owners by the payment of annual dues your board would be unable to function. Please pay your annual dues for the 1986 year immediately so that your Directors can establish its working budget for 1986.

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. (See explanation above).

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

Check your records to see if this payment was made in 1985. If not THE ASSESSMENT MUST BE PAID. 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 the ASSESSMENTS AND DUES.

1985 Assessment (if not previously paid) at \$10.00/Lot covering the following Lots:

Subdivision _____ Lot(s) No. _____ \$ _____
Subdivision _____ Lot(s) No. _____ \$ _____

1986 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.

Dream vacation? Only Hawaii, Carib beat Colo.

Editors note: Here's an upbeat article for STAGECOACH property owners as printed in The Denver Post of October 3, 1985 confirming what a lot of us have known for a long time - that COLORADO IS A FINE PLACE - whether for a "dream vacation" or as a place to live.

By D. Weyermann
Denver Post Staff Writer

Colorado is the third most popular spot for a dream vacation, beating out Florida and California, a national survey shows.

The Ideal American Vacation survey, commissioned by AT&T and conducted by an independent research firm, asked 1,019 men and women where they would go for a fantasy vacation.

Twenty-five percent chose Hawaii; 23 percent wanted to head to the Caribbean; 9 percent would go to Colorado; 7 percent to Florida; and 7 percent to California.

Of those selecting Colorado, 1.2 percent said they wanted to vacation in Denver, while the rest were lured by the Rocky Mountains.

To the pollsters' surprise, 32 percent of the Colorado vacationers would come in

summer; 52 percent in spring and fall; and only 16 percent in winter.

"That really surprised me," said Dr. David Michaelson, who supervised the survey by the New Jersey market research firm R.H. Bruskin & Associates. "What it tells you is there is more to Colorado than skiing."

The survey was conducted to support AT&T's vacation sweepstakes, which aims to promote a long-distance phone service.

The survey found 38 percent of those

called wanted mountain or country vacations, while another 36 percent wanted to head to the beach. Hotel/resort areas followed with 21 percent, and cities came in last with 7 percent.

Women (38 percent) were more likely to want beach vacations than men (29 percent). More than half the women also tended to prefer sightseeing activities as compared with 40 percent of men.

Only 9 percent of the women surveyed said they wanted to participate in sports activities on a vacation, compared with 22 percent of the men.

POTENTIAL TAX SAVINGS

by Art Fine

with your tax adviser if it is of interest to you.

In most circumstances the sale of a Stagecoach lot will result in a long-term capital loss that can be deducted from long-term capital gains to reduce the tax paid on capital gains. If the capital loss exceeds capital gains, the net loss can be deducted from ordinary income on a two for one basis, that is, two dollars of loss will reduce ordinary income by one dollar. The maximum amount of net loss

Nearly all Stagecoach lots are worth substantially less today than their owners paid for them. Careful tax planning can take some of the sting out of this. The sale or exchange of your Stagecoach lot may give rise to a significant deductible loss. You should discuss this possibility

that can be deducted from ordinary income is \$3,000 per year. Any remaining balance can be carried forward and in the same manner in future years.

The documentation for such a transaction is simple, but it must be properly. A handshake or "gentlemen agreement" is not enough. Legal formalities should be observed and records of payment should be maintained as with any important transaction.

A GOOD IDEA:

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

Do you know about the ski terrain opened on Mt. Werner? ... the sale of C. Mount to a major firm? ... Rocky Mountain Airways increase flight schedules? Send order for subscriptions to: Steamboat Pilot, P.O. Box 4438, Steamboat Springs, Colorado 80477.

STAGECOACH EXPRESS

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Editor..... Russ Dashow
Assistant Editor..... Al Saterdal

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WILLY 'N' ETHEL



"I'm sure I paid that bill!! Distinctly remember putting the check in the bottle! ... You know what must've happened? ... I'll bet that crazy cork popped out!"

We Think You Ought To Know...

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STAGECOACH RESERVOIR - PROGRESS REPORT

By Al Saterdal

Progress towards construction on the STAGECOACH reservoir is continuing in three main directions as detailed below. The magnitude and complexity of the operation is indicated by the fact that approximately \$900,000 has been spent to date by the Upper Yampa Water Conservancy District for planning, engineering, legislative activities and other associated efforts necessary to keep the project going. The three main directions in which progress is being made are:

1. Obtaining authorization in the Congress so that the U.S. Bureau of Reclamation will have funds available, under the Small Reclamation Projects Act, in order that projects such as STAGECOACH can be considered for construction.
2. Receiving a favorable review by the U.S. Bureau of Reclamation with a recommendation from the Bureau that the STAGECOACH reservoir be funded.
3. Action by the Congress to include funding for the STAGECOACH reservoir in the annual budget.

John Fetcher, Secretary of the Upper Yampa Water Conservancy District, spent most of the week of December 9 in Washington, D.C. giving testimony on the STAGECOACH reservoir project. He is being assisted by Ray Kogovsek, former U.S. Congressman from Colorado and now a lobbyist for the District on matters relating to STAGECOACH.

Authorization for funding of the Small Reclamation Projects Act is currently being considered under H.R.3113. In-

clusion of this authorization is strongly supported by the Senate committee dealing with this subject and this committee was prepared to take their recommendation to the full Senate for a vote during the week of December 9. Unfortunately, the committee chairman was unable to obtain a quorum because of the unusually high level of activity caused by the Tax Reform efforts going on at the same time. As a result, it is unlikely that Congress will act on this measure until it reconvenes on January 20, 1986. John feels that most of the necessary compromises have been made to obtain a favorable vote on this bill and that it could be before the President for signature by the end of February, 1986. It is difficult to predict the actions of Congress at this time but there is a reasonably good chance that the bill will be approved.

The recommendations of the U.S. Bureau of Reclamation on STAGECOACH will be dependent largely upon approval of the Environmental Impact Statement currently being prepared by the Bureau. Final draft of this study is due to be published early in 1986. Following this publication there will be a period of six to eight months during which the report will be reviewed by all interested parties, the most important of which will be:

1. The Colorado Division of Wildlife (wants a \$50,000 annual subsidy for stocking fish).
2. The Environmental Protection Agency.
3. The Federal Fish and Wildlife Ser-

vise.

4. The U.S. Corps of Engineers. The most important single issue to be resolved, relating to the Environmental Impact Statement, is the "wetlands" problem. This is caused by the irrigated meadows along the Yampa river being inundated by the reservoir. Substitute wetlands must be provided. Determination of the amount and location of lands to be substituted is the issue.

It is anticipated that the final E.I.S. statement will be published in the latter part of 1986.

Following the activities described above (authorization and environmental approval) it will be necessary for Congress to approve an appropriation for the STAGECOACH reservoir construction. Representative George Miller (D.Calif.) is chairman of the key Subcommittee on Water and Power Resources of the Interior and Insular Affairs Committee.

John Fetcher spent considerable time on his last trip to Washington, meeting with Mr. Miller. The discussions were direct and amiable. Congressman Miller expressed concern about the benefits to be gained by adjacent owners of private property, both subdivided and undeveloped. John stressed that all adjacent property owners were making contributions to the Upper Yampa Water Conservancy District, to support the construction of the reservoir. The fact that the lot owners voted to pay an assessment in order to aid the District was extremely helpful to John in presenting his case (see article on ASSESSMENTS on page 1 of this issue of the EXPRESS).

John Fetcher has invited Congressman Miller to visit the Stagecoach reservoir site next summer and Mr. Miller said that he would try to do that.

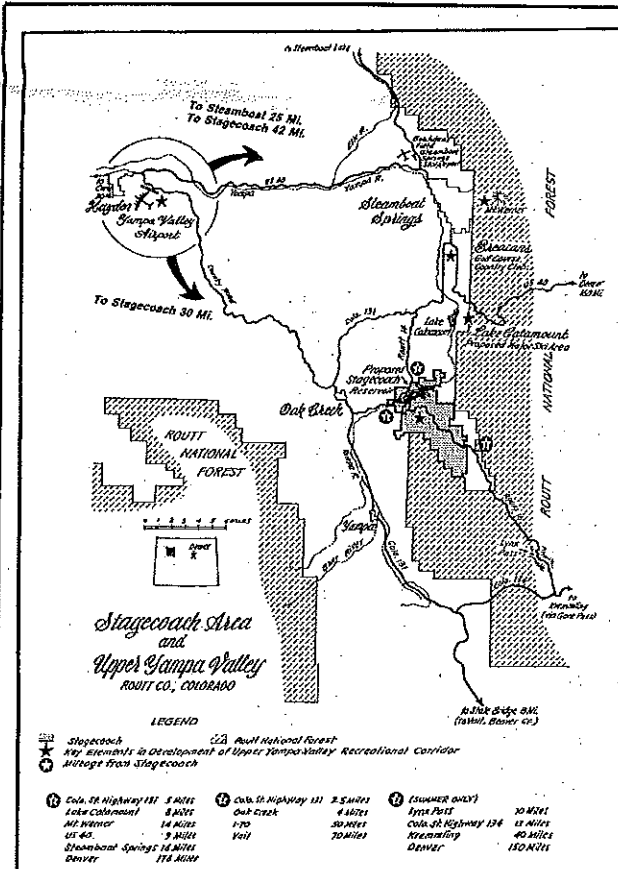
Major factors which can be expected to favorably influence Congress to provide the supplemental funding that the District is seeking include:

1. The fact that approximately 50% of the funding for the reservoir has been obtained within the state of Colorado. This includes the \$6,000,000 loan from the State, contracts for water purchases by Colorado Ute and others, and acceptance of the indebtedness by the voters of the Upper Yampa Water Conservancy District.

2. Contributions of land or cash have been made by all of the adjacent property owners.

If the authorizing legislation is approved by the President by the end of February, 1986 the appropriation for the STAGECOACH reservoir could be included in the 1987 budget. This budget year actually starts in October 1986. Once the authorizing legislation has Presidential approval it is possible that the Colorado Water Conservation Board may release some of the State funds so that construction on the reservoir could begin late in 1986. This would be an "optimistic" scenario for a starting date for construction of the reservoir.

Your board of directors will continue to give its support to the Upper Yampa Water Conservancy District in every way possible and will keep our members posted on progress made.



MAJOR ROUTT COUNTY AIRPORT

DEVELOPMENT UNDER WAY

By Al Saterdal

Airport improvements under way at the Yampa Valley airport twenty-five miles west of Steamboat Springs, are designed to open up huge new recreation markets for Routt County.

Impact on this years traffic will be modest, with a Saturday-only flight between Dallas, Texas and the Yampa Valley airport. This service will be provided by Aspen Airways using eighty-six passenger BAe-146 jet aircraft (refer to article on page 4 for schedule and cost details). By next December it is planned that airport improvements will have been completed, to accommodate DC 9, 737 and 727 aircraft.

Whereas the BAe-146 has a practical range of about 1200 nautical miles, the larger equipment should place the Steamboat area within reach of most of the major population centers in the U.S. This new air transportation facility will make it possible, for the first time, for the Steamboat area to offer extremely attractive all expense paid tour packages without an air equipment change. Incoming flights can probably all be non-stop while a single refueling stop may be necessary on some of the longer flights out of the Yampa Valley airport. The scheduled Dallas service is non-stop.

The economy and convenience of this form of operation is already apparent even on the Dallas flights where some seven-day roundtrip air-hotel-breakfast

Packages cost as little as \$369 per person.

The airport improvement is a major cooperative effort participated in by the Steamboat Ski Corporation, Routt and Moffat counties and the cities of Steamboat Springs, Craig and Hayden. The airport improvements planned will include increasing the runway from 7000 to 10,000 feet in length, from 100 to 150 feet in width and installation of an IIF instrument landing system. Total cost of the improvements is estimated at \$2,000,000, of which the Steamboat Ski Corporation is reported to be paying about one-half. Routt county has been a major booster and is contributing manpower and use of its equipment in order to keep costs down.

The ultimate success of the Yampa Valley airport improvement project is highly important to the development of the Steamboat Springs area as a major year-around recreation center. STAGECOACH will be a major beneficiary of this development in the future. Distance from STAGECOACH to the Yampa Valley airport is 42 miles by Steamboat Springs and U.S. Interstate Highway 40. It is 30 miles thru Oak Creek by county roads (refer to map on this page).

In view of the importance of this project to STAGECOACH, your Board of Directors urges that STAGECOACH PROPERTY OWNERS support it in every way possible.

LETTERS TO THE EDITOR

This section is reserved for letters from property owners to provide a forum for current opinions, attitudes, and suggestions. It is meant to "clear the air" of misconceptions and rumors about STAGECOACH and surrounding Routt County. It is also meant to act as a sounding board of the "silent majority" out there who are wondering what is happening, and just where we are going with this project. Space permitting, we will answer as many questions in this section as possible.

Address correspondence to: EDITOR, STAGECOACH EXPRESS, P.O. Box 31740, Aurora, CO 80041.

EDITOR:

Just a quick note to commend our current and past board of directors for a job well done thus far. With their guidance and our support, we may yet see the proverbial Phoenix rise from the Woodmoor ashes.

Also, the new STAGECOACH EXPRESS appears to be an excellent format and forum for keeping the POA members informed of relevant happenings and statistics in a well organized and substantive manner. Would like to recommend publishing some of the more pertinent information for the members that was spiked out in the Information Desk section in future issues! Would it make sense to print (sectionalize) information by subdivision when appropriate?

Alfred L. Weisbrich, (Horseback) West Simsbury, CT

ED — Your idea to make specific subdivision information available is a good one. Note that in this latest issue we have featured an article on the road construction at Horseback and High Cross. As activity increases we should probably follow your suggestions.

EDITOR:

Sure am glad to see some progress being made. Can hardly wait for it to really start developing.

Kathryne L. Bonar, Odessa, FL

ED — We're all chomping at the bit ourselves.

EDITOR:

Keep up the good work. We who are far away and who keep changing residences appreciate the work you're doing for us.

George Thompson, Canandaigua, NY
ED — When you move, please send us your new address at once, and don't forget to advise the Treasurer's Office as well at P.O. Box 770907, Steamboat Springs, CO 80477. It's the little things that count.

EDITOR:

I enjoyed reading the Spring Edition ... I felt for the 1st time that I really understood what was going on at Stagecoach and realized all the work that you and the Board ... were doing in behalf of the property owners.

In the section Information Desk I was pleased to see that maps are available. I am enclosing \$5.00 for maps of Stagecoach in particular Blackhorse I. Thanks for all your time and work.

Col. Phyllis J. Johnson, USAF (Ret), Jenner, CA, (Blackhorse I)

ED — We really can't get too many of these kinds of letters, which tell us our small efforts have not gone unnoticed. If only the other half of the Association would support us with their dues and letters like this, we'd really be able to provide so much more much sooner.

EDITOR:

Sending out an "Assessment Notice" in a newspaper is a heck of a way of doing business. A paper is not high on a priority list for instant reading. In fact, I generally put it to one side until I have time to read it. What a shock to see it! (the Notice). Also, the notice states the assessment was due January 1, 1985, but the paper was mailed out on January 27th. It was already 30 days late by the time I received it. Enclosed is my 1985 Assessment of \$10 and my 1985 Dues of

\$30. Hopefully next year ... notices can be mailed ... in December to enable people to pay on time.

Marilyn Swayze, Portland, OR, (South Station I)

ED — Thank you for bringing out the need for on-time publishing schedules and prompt payment of dues and assessments. We wish there were more of your kind out there, but alas there aren't, at least not yet. Admittedly our first 2 issues were "better late than never." The first issue went first class and over 25% (400) addresses were outdated and returned to us to sit and wait updating by the property owner. The second issue had less outdated addresses but went out bulk mail and took 4 weeks to arrive at destinations. We plan to publish 3-4 times per year, and with your help and prayers we will mail out the Winter Issue in December containing Dues Notices and the Spring Issue in March, containing news of the annual meeting. We also hope to urge more people to pay their dues in 1986 so we can afford to computerize our property owners list for Dues Notices and mail outs. Unfortunately, we cannot do better with only less than half of the POA paying their dues at present.

EDITOR:

We received ... Spring Edition with great sighs of relief. Needless to say we have not felt good about our investment in Wagon Wheel ... especially in view of rapidly declining property values. The news you report concerning the reservoir is encouraging. However, we would be interested in any news concerning potential involvement ... with major developers as it develops. Due to economic circumstances we will be selling our condo (adv. enclosed with \$10 fee). As long as we are owners, though, we will support your organization. We look forward to seeing additional issues of the newsletter as it is published.

John Candless, Wagon Wheel at Stagecoach, Bldg 5, Unit 4

ED — We are sorry to see you go, but thank you for your continued support. It's like closing the door when you leave the house.

EDITOR:

This note will advise you that I have reclaimed my ownership of Lot 185, Southshore from Merchants Mortgage and am again interested in the association, please note my new address and let me know how I may work with the association for the continued improvements of the Stagecoach Development Property. Sorry I missed the July 20th meeting.

Carol Udel-Rodriguez, Dallas, TX
ED — Thanks for your support to date. We would really like to see you at the annual meeting in Steamboat on July 19, 1986.

EDITOR:

Will you please send me information regarding any outstanding obligations for prior assessments.

I am enclosing a check in the amount of \$40 to cover \$30 dues and \$10 assessment. Judy Scott, San Francisco, CA (Sky Hitch)

ED — The assessment is a ONE TIME ONLY levy on all lots at Stagecoach for the Reservoir. All we wish is that you keep current with your Annual Dues of \$30.

NOTICE TO ALL PROPERTY OWNERS

If interested (and who isn't) in your taxes, or whether your address is on file, call or write:

Treasurer's Office
P.O. Box 770907
Steamboat Springs, CO 80477
(303) 879-1732.

Better yet, if you want faster action on address changes, contact in addition to Treasurer, either:

Editor, STAGECOACH EXPRESS
OR
Louise Ball
Assessor's Office
P.O. Box 773210
Steamboat Springs, CO 80477
(303) 879-2758

County's assessed valuation to rise

As reported in the Steamboat Pilot, June 13, 1985

The assessed valuation of property within Routt County is expected to rise by only about 2 percent to \$216 million for the tax year of 1985, according to Larry Knight, county assessor.

"This represents the second smallest increase in the last 10 years," Knight said. "Only between 1981 and 1982 was the total county increase smaller."

New construction such as EagleRidge was added to the tax roll this year, Knight explained, but was offset by such items as decreased coal production and a drop in the valuation of state-assessed property. Public utilities and railroads, for example, are assessed by the State of Colorado Division of Property Taxation and the properties dropped from roughly \$52 million in 1984 to \$48 million this year.

"THIS COULD MEAN a slight increase in taxes for all properties," Knight said. "If we only increase the total valuation by 2 percent, and we allow the statutory 7 percent increase in operating budgets, then the mill levy has to increase to raise the additional revenue."

"We have to make sure that a 7 percent increase is entirely necessary," continued Knight. "My office, along with the division of Local Government, can check to see that the 7 percent limitation is not exceeded, but we have no control over capital expenditures or the debt service of the taxing district," Knight explained.

The county also has no jurisdiction over the school system, according to Knight.

"The schools operate under separate state statutes. In the past, the mill levy has remained constant for the Steamboat school system because the increased valuation each year has provided the extra funds," Knight said.

"Oak Creek, on the other hand," has suffered from decreased valuation and has had to raise the mill levy to operate," said Knight. "The Hayden system benefits from coal production and the power plant and both appear to be down in valuation."

SINCE THE SCHOOL systems account for the largest share of tax dollars, their budgets have the greatest impact on each taxpayer, according to the assessor.

"Valuations will stay relatively constant in 1985 and 1986," Knight com-

mented. "In 1987 we will be conducting reappraisal of all property in the county. This reappraisal will reflect the 1985 level of value instead of the current 1977 level."

Unfortunately, the assessed valuation are expected to rise at that time, even though the real estate values have shown a decline recently, according to Knight.

"The market was so strong after 1977 that values increased in proportion. I all remember when there was very little inventory of homes for sale and the price reflected the scarcity. It is true the values have dropped, but they haven't dropped back to the 1977 level," Knight explained.

There is a misconception about valuations and taxes, Knight believes.

"MOST PEOPLE that I talk to think that their taxes will go down if the valuation goes down. This is true if only their valuation that is lowered. But doesn't work that way. If values fall the all the values fall and the resultant valuation of the district or city or county lowered."

"On the other side of the coin are the taxing districts — the county, fire, water and sewer, etc. — that make up the amount of tax dollars that need to be collected," Knight said.

"The budgets then are divided by the total valuation of the district and the result is the mill levy."

"It's easy to see that if valuation does go down, the mill levy goes up because the taxing entities are going to collect the amount of dollars needed to operate for the year," he explained.

"To lower taxes, you have to either greatly increase the total valuation in the county through new construction and improvements, or lower or at least hold government spending at the same level. There is no other way," Knight explained.

Final figures for taxable year 1986 won't be available until September when the taxing districts are notified of the valuation of their area, Knight said. Mill levies are then finalized by Nov. 1 prior to tax notices being mailed in January 1986.

SPECIAL NOTICE TO TEXAS RESIDENTS

Direct jet flights on Aspen Airways Bae 146 aircraft from DALLAS to the Yampa Valley airport, twenty five miles west of Steamboat Springs, Colorado have been announced starting in December, 1985. This is an exciting "first" for the Steamboat area. Even though, for this initial year of operation, flights will be limited to one per week, the Yampa Valley airport is being expanded to accommodate larger aircraft by November, 1986. (See story and map, page 3).

We urge support for this effort as improved air transportation is essential for the long-range development plans of Steamboat and STAGECOACH.

The following information on fares and schedules has been supplied by FIRSTTOURS in Dallas.

The Dallas to Steamboat Springs non-stop flights will operate every Saturday from December 21, 1985 through March 30, 1986. The flight schedule is:

Saturdays	Depart Dallas	10:45 PM	Arrive Steamboat	11:59 PM
Saturday	Depart Steamboat	7:00 PM	Arrive Dallas	10:15 PM

The flights will be by the 86 passenger Bae 146 jet which is considered the "World's Quietest Airplane".

Passengers can purchase either airfare only or a seven (7) day package which includes air from Dallas.

A. AIR FARE PRICES (Dallas-Steamboat Springs Roundtrip)

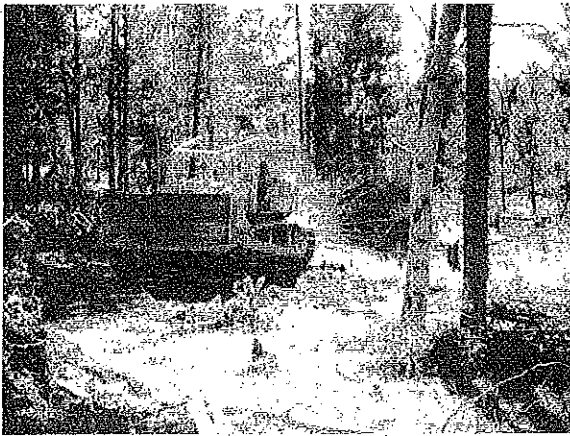
January 4 through February 1 - \$249.00 roundtrip
February 8 through March 30 - \$269.00 roundtrip

B. 7 DAY PACKAGES

Seven day air-hotel-breakfast packages cost as little as \$369.00.

Reservations and inquiries should be booked through FIRSTTOURS in Dallas or Houston at the following phone numbers:

Dallas - (214) 634-2434
Houston (713) 846-3966 or 847-1191
Southern U.S. watts line 800-423-3118



The job starts with the clearing of stumps and rough grading of the roadway. Shows Western Subs equipment at work. Western Subs was low successful low bidder on the roads at HORSEBACK. (September, 1985)

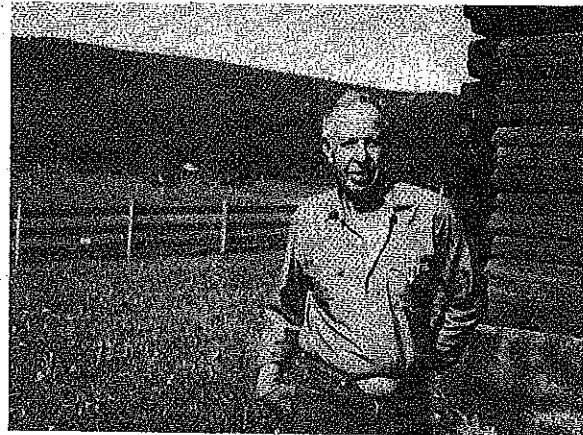
PROGRESS IN ROADBUILDING AT HORSEBACK
As recorded in photographs taken by Frank Levkulich, contractor, and Art Pine, attorney for the STAGECOACH PROPERTY OWNERS ASSOCIATION.



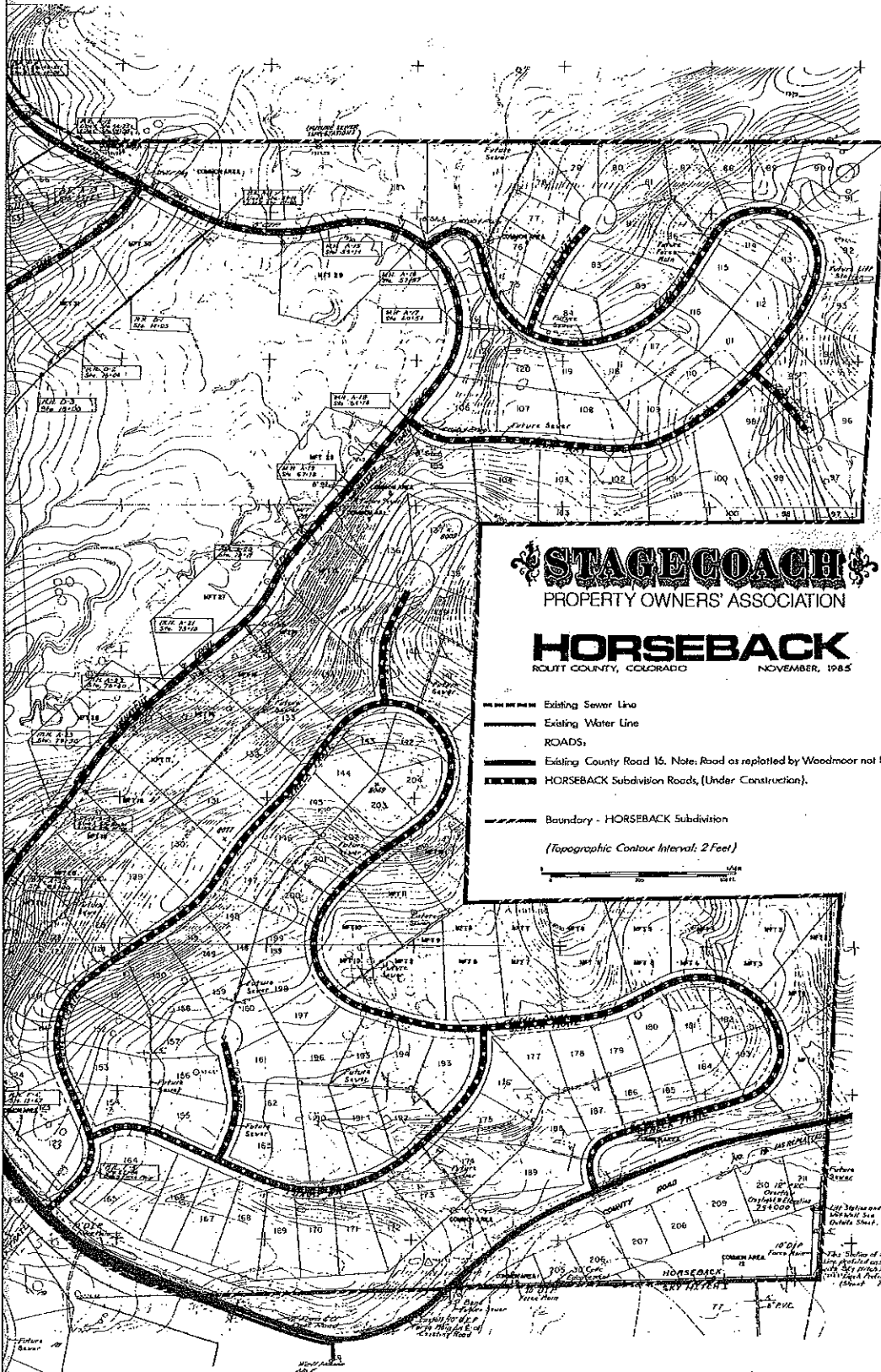
What was only a plan on a piece of paper became a road in fact at HORSEBACK in October, 1985. View is of Pima Way near lot No. 58. Camera is facing to the east.



More evidence of progress. View is of Kickapoo Way in HORSEBACK, near lot 24. Camera is facing to the east.



Herb Holleman, STAGECOACH PROPERTY OWNERS ASSOCIATION Director served as "field superintendent" (without pay) to help make sure that the road construction at HORSEBACK and HIGH CROSS was well executed. Herb is pictured beside his summer home at HIGH CROSS. Thanks, Herb!



STAGECOACH PICNIC - 1985

An on-site picnic was held before the annual meeting of the STAGECOACH PROPERTY OWNERS ASSOCIATION on July 20, 1985. Location was the MountainAir cabin near HORSEBACK. Guides were available to assist property owners in locating their lots on the ground.

LET'S DO IT AGAIN NEXT YEAR - ONLY MORE AND BETTER



Recreational property can be improved by Coors, applied in moderation. From left, property owners Mike Hendrickson and Larry Stone.



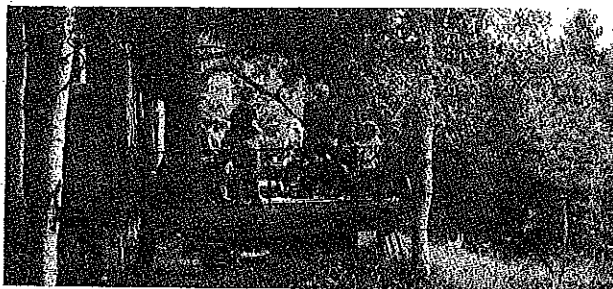
Directors Art Snoden (left) and Jay Kauffman, in the foreground. Hardly a scrap was left for the squirrels and the jays.



Herb Hollemon and the younger Fines.



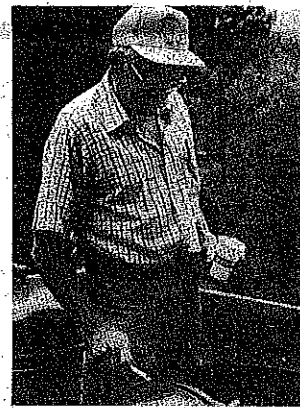
Ruth Hollemon, wife of Director (and part time road superintendent) Herb Hollemon, "takes five" on the front steps, after helping with the picnic chores.



"The place", MountainAir cabin near HORSEBACK.



Wanda Saterdal, picnic hostess, savoring her "Colorado Kool-Aid."



Al Saterdal, host, keeps his nose to the griddle.



Russ Dashow, "Mr. Secretary" (of the S.C.P.O.A.) and "Mr. Editor" (STAGECOACH EXPRESS), shows a contented smile that comes from a pitcher of Coors and a second helping of picnic chow.

Steamboat

CALENDAR OF EVENTS

Jan. 1986

- 15 Twelfth Annual Cowboy Downhill, 879-6111
- 15 Cowboy Downhill - Shootout At Torian Plum, 879-8200
- 15 Mt. Werner Torchlight Parade, Mt. Werner, 879-6111
- 15 Thursday Night is "Downtown Night," 879-0880
- 16 Carl's Cup Town Challenge, Howelsen Hill, SSWSC, 879-0695
- 19 Steamboat Superbowl Sunday - Celebrity Passing & Field Goal Contest, Steamboat Jack's 879-8200
- 20 Steamboat Ski Week III, An Exceptional Week Long Ski Pkg., Substantial Savings, Includes: lift tickets, lessons & activities (BBQ), For More Info, 879-6111
- 20-2/2 The Art Of Winter: Depot Art Ctr., 10am-5pm, Reg. Ddline 1/6, 879-4434
- 22 Melvin Hitchens Wednesday Night Jump Series, Howelsen Hill, SSWSC, 879-0695
- 23 Thursday Night is "Downtown Night," 879-0880
- 25 CMC "B" Open Race, Howelsen Hill, SSWSC, 879-0695
- 25 Swix Fischer Citizens X-Country Race, Touring Ctr., 879-8180
- 26 Steamboat Ski Week IV, An Exceptional Week Long Ski Pkg., Substantial Savings, Includes: lift tickets, lessons & activities (BBQ), For More Info, 879-6111
- 27-2/2 U.S.S.A. National Ski Jumping Championships, Howelsen Hill/Touring Ctr., SSWSC, 879-0695, Sr. & Jr. Olympic Nordic Combination National Championship
- 29 Masters National Jumping Championship
- 29 Mt. Werner Torchlight Parade, 879-6111
- 29-2/2 RMD Age Class DH, Mt. Werner, SSWSC, 879-0695
- 30 Thursday Night is "Downtown Night," 879-0880

Feb. 1986

- 2 U.S.S.A. Ski Jumping Championships, Howelsen Hill/Touring Ctr., SSWSC, 879-0695
- 2 Sr. & Jr. Olympic Nordic Combination National Championship
- 2 Masters National Jumping Championship
- 2 RMD Age Class DH, Mt. Werner, SSWSC, 879-0695
- 3/15 Ladies Day, Buffalo Pass By Snow Cat, 8am, Reg. Ddline One Week Prior To Event, 879-5188
- 1 Gospel Renaissance and Root & Branches Concert, 879-4434
- 1-8 Assn. For Con't Education, Sheraton, Reg. Ddline 45 Days Prior, 1-800-525-3402
- 1-18 Current Concepts in Lumber Disease, Sheraton, Reg. Ddline 1/1, 1-800-525-3402
- 3 Steamboat Ski Week V, An Exceptional Week Long Ski Pkg., Substantial Savings, Includes: lift tickets, lessons & activities (BBQ), For More Info, 879-6111
- 3-9 73rd Annual S.S. Winter Carnival, SSWSC, 879-0695
- 3-28 One Man Art Show, Bob Melvin Western Painter, Emly Ingram Galleries, 5-9pm, 879-2145
- 4 Pro Am Race, SSWSC, 879-0695, Mt. Werner
- 5 Melvin Hitchens Wednesday Night Jumping Series, Howelsen Hill, SSWSC, 879-0695
- 6 Thursday Night is "Downtown Night," 879-0880
- 6-8 Tequila Cup, Howelsen Hill/Mt. Werner/Pool, SSWSC, 879-5800
- 7 Gelendespung, Howelsen Hill, 7:00pm, SSWSC, 879-0695
- 8 4th Annual Colorado Media Cup, Mt. Werner, 879-6111
- 8 Night Show, Howelsen Hill, SSWSC, 879-0695
- 8 Soda Pop Slalom, Mt. Werner, 9:30am approximately, 879-1906 or 879-5800
- 8 Snow Meets Cross, Howelsen Hill/Kodak Grounds, 1pm, 879-1069 or 879-3429
- 8-15 Assn. For Con't Education, Sheraton, Reg. Ddline 45 Days Prior, 1-800-525-3402
- 9 Hot Air Balloon Rally, SSWSC, 879-0695
- 9 Loose Heel Freestyle, Howelsen Hill, SSWSC, 879-0695
- 9 Parent/Child Downhill, Howelsen Hill, SSWSC, 879-0695
- 9 Merrill Trophy Long Jump, Howelsen Hill, SSWSC, 879-0695
- 9-14 Resort Seminar - Management Practices, Chateau Chamonix, 8am, Reg. Ddline 2/3 879-7511
- 10 Steamboat Ski Week VI, An Exceptional Week Long Ski Pkg., Substantial Savings, Includes: lift tickets, lessons & activities (BBQ), For More Info, 879-6111
- 10-28 Pro-Show, Depot Art Ctr., 10am-5pm, Reg. Ddline 1/27, 879-4434
- 12 Mt. Werner Torchlight Parade, 879-6111
- 13 Thursday Night is "Downtown Night," 879-0880
- 13 Carl's Cup Town Challenge, Howelsen Hill, SSWSC, 879-0695
- 14-24 Michael Atkinson Watercolor Show, Steamboat Art Co., 5-9pm, 879-3383
- 15 "Cinderella" - Missoula Children's Theatre, Strawberry Park Elem., 3 & 7pm
- 15-16 RMD All Women's Race, Howelsen Hill, SSWSC, 879-0695
- 15-16 RMD Freestyle Mogul/Aerials, Howelsen Hill & Mt. Werner, SSWSC, 879-0695
- 15-22 Assn. For Con't Education, Sheraton, Reg. Ddline 45 Days Prior, 1-800-525-3402
- 16 President's Day, Lincoln Look-A-Like Contest, Steamboat Jack's, 879-8200
- 16 Swix Fischer Citizen X-Country Race, Touring Ctr., 879-8180
- 16-21 Resort Seminar - Management Practices, Chateau Chamonix, 8am, Reg. Ddline 2/10, 879-7511
- 17 Steamboat Ski Week VII, An Exceptional Week Long Ski Pkg., Substantial Savings, Includes: lift tickets, lessons & activities (BBQ), For More Info, 879-6111
- 19 Melvin Hitchens Wednesday Night Jump Series, Howelsen Hill, SSWSC, 879-0695
- 20 Thursday Night is "Downtown Night," 879-0880
- 20 Carl's Cup Town Challenge, Howelsen Hill, SSWSC, 879-0695
- 22 Steamboat Cup Moguls, Howelsen Hill, SSWSC, 879-0695
- 22-23 2nd Annual Steamboat Springs Sled Dog Race, Columbine, Colo., 10am, 879-7030 or 879-5280
- 22-3/1 Assn. For Con't Education, Sheraton, Reg. Ddline 45 Days Prior, 1-800-525-3402
- 23 Linda Maxey on Marimba, S.S. High Sch., 2:30pm matinee, 879-3838 or 879-1948
- 23-28 Resort Seminar - Management Practices, Chateau Chamonix, 8am, Reg. Ddline 2/17 879-7511
- 24 Steamboat Ski Week VIII, An Exceptional Week Long Ski Pkg., Substantial Savings, Includes: lift tickets, lessons & activities (BBQ), For More Info, 879-6111
- 26 Mt. Werner Torchlight Parade, 879-6111
- 27 Thursday Night is "Downtown Night," 879-0880
- 27 Carl's Cup Town Challenge, Howelsen Hill, SSWSC, 879-0695

March 1986

- 1 Assn. For Con't Education, Sheraton, Reg. Ddline 45 Days Prior, 1-800-525-3402
- 15 Ladies Day, Buffalo Pass By Snow Cat, 8am, Reg. Ddline One Week Prior To Event, 879-5188
- 1 Open Race Giant Slalom, Mt. Werner, SSWSC, 879-0695
- 1-8 Assn. For Con't Education, Sheraton, Reg. Ddline 45 Days Prior, 1-800-525-3402
- 2 Steamboat Stampede, Touring Ctr., 879-8180
- 2-7 Resort Seminar - Management Practices, Chateau Chamonix, 8am, Reg. Ddline 2/17, 879-7511
- 3 Steamboat Ski Week IX, An Exceptional Week Long Ski Pkg., Substantial Savings, Includes: lift tickets, lessons & activities (BBQ), For More Info, 879-6111
- 3-20 Woodworkers Exhibit & Sale, Depot Art Ctr., 10am-5pm, 879-4434
- 5 Melvin Hitchens Wednesday Night Jump Series, Howelsen Hill, SSWSC, 879-0695
- 6 Thursday Night is "Downtown Night," 879-0880
- 6 Carl's Cup Town Challenge, Howelsen Hill, SSWSC, 879-0695
- 8 Steamboat Cup Downhill, Howelsen Hill, SSWSC, 879-0695

- 8-15 Assn. For Con't Education, Sheraton, Reg. Ddline 45 Days Prior, 1-800-525-3402
- 9 Swix Fischer Citizen X-Country Race, Touring Ctr. 879-8180
- 9 Home Ranch Race, Home Ranch, 10am, \$5/person, 879-1780, Ken Jones
- 9-14 Resort Seminar - Management Practices, Chateau Chamonix, 8am, Reg. Ddline 3/3, 879-7511
- 10 Steamboat Ski Week X, An Exceptional Week Long Ski Pkg., Substantial Savings, Includes: lift tickets, lessons & activities (BBQ), For More Info, 879-6111
- 12 Mt. Werner Torchlight Parade, 879-6111
- 13 Thursday Night is "Downtown Night," 879-0880
- 13-15 RMD Ski Trophy Series Adams Memorial, Mt. Werner/Howelsen Hill, 10am, SSWSC, 879-0695
- 13-15 Steamboat Dance Theatre Annual Dance Concert, SS High Sch. Aud., 8pm, 879-4434
- 14 Randy Newman In Concert, Whiteman School Benefit, Sheraton Ball Room, 879-1350 or 879-2229, Hedy Helly
- 15 Bill Koch Steamboat Cup, Howelsen Hill, SSWSC, 879-0695
- 15-22 Assn. For Con't Education, Sheraton, Reg. Ddline 45 Days Prior, 1-800-525-3402
- 16 State Town Challenge, Howelsen Hill, 10am, SSWSC, 879-0695
- 16-21 Resort Seminar - Management Practices, Chateau Chamonix, 8am, Reg. Ddline 3/10, 879-7511
- 17 Steamboat Ski Week XI, An Exceptional Week Long Ski Pkg., Substantial Savings, Includes: lift tickets, lessons & activities (BBQ), For More Info, 879-6111
- 19 Melvin Hitchens Wednesday Night Jump Series, Howelsen Hill, SSWSC, 879-0695
- 20 Thursday Night is "Downtown Night," 879-0880
- 20 Carl's Cup Town Challenge, Howelsen Hill, SSWSC, 879-0695
- 21 Carl's Cup Town Challenge Finale, Howelsen Hill, SSWSC, 879-0695
- 21 Local Art Show/Reception (Dismuke, Baker, Zabel, Pendleton) Steamboat Art Co., 5-9pm, 879-3383
- 21-22 RMD Freestyle Championships, Mt. Werner/Howelsen Hill, SSWSC, 879-0695
- 22 Steamboat Cup Giant Slalom, Mt. Werner, SSWSC, 879-0695
- 22-29 Art Works II, Depot Art Ctr., 10am-6pm, 879-4434
- 22-29 Assn. For Con't Education, Sheraton, Reg. Ddline 45 Days Prior, 1-800-525-3402
- 23-28 Resort Seminar - Management Practices, Chateau Chamonix, 8am, Reg. Ddline 3/17, 879-7511
- 24 Steamboat Ski Week XII, An Exceptional Week Long Ski Pkg., Substantial Savings, Includes: lift tickets, lessons & activities (BBQ), For More Info, 879-6111
- 24-30 Eggs & Baskets Egg Hunt, Depot Art Ctr., 10am-5pm, Reg. Ddline 3/10, 879-4434
- 25-27 North American Ski Trophy Series, "Mt. Werner Classic," Mt. Werner, SSWSC, 879-0695
- 26 Mt. Werner Torchlight Parade, 879-6111
- 27 Thursday Night is "Downtown Night," 879-0880
- 29-4/5 Assn. For Con't Education, Sheraton, Reg. Ddline 45 Days Prior, 1-800-525-3402

Apr. 1986

- 5 Assn. For Con't Education, Sheraton, Reg. Ddline 45 Days Prior, 1-800-525-3402
- 1-11 Books Illustrations Exhibit, Depot Art Ctr., 10am-5pm, 879-4434, Sch. Tours Avail.
- 3 Thursday Night is "Downtown Night," 879-0880
- 5 Steamboat Cup Dual Finke, Howelsen Hill, SSWSC, 879-0695
- 5-12 Assn. For Con't Education, Sheraton, Reg. Ddline 45 Days Prior, 1-800-525-3402
- 6 Swix Fischer Citizen X-Country Race, Touring Ctr. 879-8180
- 6 Steamboat's 1st Annual Rental Cup, Bashor Race Area, Mt. Werner, 1:30pm, 879-2900
- 6-12 National Library Week, Special Events, Bud Werner Mem. Library, 879-0240
- 6-13 Steamboat Springs Stampede, Mt. Werner, 879-6111
- 9 Columbine Chorale Springs Concert, Depot Art Ctr., 7:30pm, 879-2591, Jan Vail
- 10 Thursday Night is "Downtown Night," 879-0880
- 13 Cardboard Classic, Mt. Werner, 879-6111
- 13 1st Annual Steamboat Jack's Bounce'n' Beach "Hall" (following the Cardboard Classic) Beach Area, 879-8200
- 13 Mt. Werner Ski Area Closes, 879-6111
- 14-6/2 Kites & Windscoths, Depot Art Ctr., 10am-5pm, Reg. Ddline 4/5, 879-4434
- 15 Income Tax Returns Deadline

May 1986

- 2 Kites & Windscoths, Depot Art Ctr., 10am-5pm, Reg. Ddline 4/5, 879-4434
- 1 Applications for Antelope, Cow, Elk and Doe Licenses Available, 303/297-1192
- 5-16 Routt County Youth Art Show, Depot Art Ctr. 10am-5pm, 879-4434
- 9-10 Cabaret, Depot Art Ctr., 6:30 & 9:30 pm, 879-4434
- 19-6/6 Colorado Mt. College Art Show, Depot Art Ctr., 10am-5pm, Reg. Ddline, 879-4434
- 23 Spring Garden Party, Location To Be Announced, 879-4434
- 25 1st Annual Memorial Weekend Croquet Tournament, Steamboat Yacht Club Lawn, 1pm, 879-4774

June 1986

- 6 Colorado Mt. College Art Show, Depot Art Ctr., 10am-5pm, Reg. Ddline, 879-4434
- 9-20 Extended Care/Horizons For The Handicapped/Senior Citizens Art Show, Depot Art Ctr., 879-4434
- 14 Relay Water Triathlon, Yampa River Festival, 879-4239, Charla Palmer
- 22 Run for the Arts/Steamboat Springs Marathon/10K Race, 879-4434
- 27-7/25 Opening of SummerArt, Depot Art Ctr., 879-4434

ON-GOING EVENTS THROUGHOUT THE WINTER

- Thursdays — "Downtown Night"
- Swix Fischer X-Country Races
- Bingo
- Carl's Cup Town Challenge
- Steamboat Ski Week
- Melvin Hitchens Wednesday Night Jump Series
- Mt. Werner Torchlight Parade
- Friday — Legends of skiing race challenge, 1:30 p.m., 879-8200

"More equitable" rural phone rates proposed

(From the Steamboat Pilot October 24, 1985)

Editor's Note: The board will keep tabs on this experiment. At present STAGECOACH owners are victims of the current policy which charges folks at the end of the line very large amounts to obtain telephone service. The trial plan sounds as if it would substantially reduce the cost to STAGECOACH owners if it can be implemented in our area.

Charges paid by rural Colorado customers to establish telephone service will be more equitable if a Mountain Bell trial plan is successful, according to public relations director Abel Chavez.

Under the plan, which must be approved by the Colorado Public Utilities Commission, a one-time charge would be assessed to customers in rural areas who:

establish service for the first time at a location; add more telephone lines; change from four-party to one-party service.

Currently, one-time charges that rural customers pay for service vary according to the amount of construction work Mountain Bell must complete. Some customers pay thousands of dollars in upfront charges if major construction is necessary. Others pay no construction charges because telephone facilities are already in place in their homes or businesses.

The company has asked to introduce this new structure on a trial basis in five areas in Colorado — Bailey/Conifer, Boulder, Evergreen, Durango and Woodland Park.

"While there is a valid reason for asking rural customers to pay for the additional cost of providing service, we don't think it is fair for different rural customers to pay vastly different amounts," said Chavez. "That's why we're asking to change the way we charge customers for establishing service in rural areas."

Under the proposal, the company will average the cost of providing service to a rural area among all customers in that area. This will eliminate extremely high charges to those customers whose service requests cannot be met without adding facilities, Chavez said.

For example, a customer quoted \$9,000 under the existing structure now may be

charged \$2,000 to \$3,000. The excess charges under the trial will depend where a customer lives in a given telephone exchange.

The proposal was developed by special task force following a series of meetings with rural customers around the state, Chavez explained.

"We are committed to providing a kind of service our rural customers are telling us they want," said Chavez. "I believe this plan is a good step toward meeting their needs."

If approved, the trial would run from January 1, 1986 through August 31, 1987. The company will use the results of the trial to help determine if the plan will meet the needs of rural customers in the rest of the state.

Raising dough for dams

Editors note: The following editorial appeared in THE DENVER POST in April, 1985. It is reprinted here to illustrate that strong support exists for water projects at the State level in Colorado. Colorado has already voted to support the STAGECOACH Reservoir by providing a \$6,000,000 long term, low interest rate loan. Colorado's Gov. Dick Lamm has proposed an additional source of financial support.

Gov. Dick Lamm's plan to raise money for western water projects should be debated this weekend when western governors convene at the National Governors Association's winter meeting in Washington. The Lamm plan is timely and is based on a solid sequence of facts:

- Congressional funding of western reclamation has nearly dried up. In the past decade, there have been few "new starts" in the West — and fewer in prospect.

- But our needs persist. Colorado and Utah soon must choose between building dams for their own interests or watching as thirsty Californians claim our water and store it themselves.

- A new source of money is needed to trigger state-federal sharing. And the Colorado governor has found it: the 8,000 megawatts of hydropower capacity in the West's existing federal reclamation dams.

This public resource is sold to preference customers such as cities and rural electric co-ops. But the 10 mills-per-kilowatt rate is too low and needs boosting.

Lamm suggests a modest surcharge, with the new revenue going to water-project construction. But he faces competition from — who else? — David Stockman, President Reagan's aggressive budget director wants to gulp \$175 million from the same source to ease the federal deficit.

Actually, Stockman is helping Lamm's cause. The governor offers the powerful preference customers who oppose all increases this logic: "With our water needs your increase will be less. We'll help you keep your preference rights, and we'll be providing more power for your future needs."

Congress and the preference customers should listen. Lamm will have growing support as other Westerners realize what is at stake. A region of the country with less than 15 inches of annual precipitation needs stored water for future growth, and a large, common source of funding is the most efficient approach.

Besides, urging that money earned in the West be used here has a lot more appeal than letting Stockman get it.

Getting Involved at Stagecoach

If you have professional or occupational skills or other talents that would help at STAGECOACH, PLEASE GET IN TOUCH, we need everyone who can help.

DO WE HAVE YOUR CORRECT ADDRESS?

Send us your correct address — if different from the one shown on this mailing — so that we can keep you informed. Send STAGECOACH EXPRESS, P.O. Box 31740, Aurora, CO 80041.

1985 SALES AT STAGECOACH

Date	Description	Purchaser(s)	Price
4-25-85	Lot C, Block 6 2nd Replat of Proj I & II	Lewis Stuckert	\$43,000
4-25-85	Lot D, Block 14 Stagecoach Condominiums	Thos & Patricia Williamson	\$43,600
4-25-85	Lot E, Block 15 2nd Replat of Proj I & II	George & Naomi Hupp	\$45,500
4-25-85	Land tract in Blocks 12, 14, 15 2nd replat Projects I & II	Vernon & Patricia Zimmerman	\$45,000
4-25-85	Undivided one-half interest in Lot 62 Blackhorse I	Lawrence & Kristine Denisoff	\$500
4-25-85	Undivided one-half interest in Lot 62, Blackhorse I	Frederick Hermann	\$500
9-19-85	Lot 195, South Shore	Carol Rodriguez	\$14,300
10-17-85	Undivided one-half interest in Wagonwheel Condo unit 3, Bldg. 5	John & Phyllis Christensen	\$25,000

The Association cannot guarantee the completeness or accuracy of this information.

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. REPORT ON LONG RANGE PLANNING SEMINAR. The results of the first organized attempt in August, 1984 to quantify cost estimates of constructing various amenities in each subdivision are available in this comprehensive report. This is an excellent starting reference for all PO's interested in future costs of development in each area.

22 pp. \$5.00

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 1986.

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

AUG. 17, 1985 — BOARD MEETING

DIGEST OF
BOARD MEETING MINUTES
of August 17, 1985

The Board of Directors held its quarterly meeting and second annual Long Range Planning Seminar, in regular quarterly session at the Bear Claw Condominiums in Steamboat Springs, CO.

I. Treasurer's Report

It was agreed to open a separate 2-year money market account for the \$5,000+ Reservoir Escrow funds collected by the special assessment. Withdrawals for improvements around the reservoir after it is built will require a majority approval of the Board.

No status report on funds was made. The Treasurer plans to obtain a new accountant, and present current figures at the next meeting.

II. Election of Officers & Other New Year Actions

After a brief discussion on election of new members to office, Al Saterdal proposed re-nomination of current officers for the coming year, based on previous experience and performance. Re-elected for 1985-86 year were:

Norm Dunn, President
Art Snoden, Vice-President
Claire Forbes, Treasurer
Russ Dashow, Secretary

It was also agreed for the coming year to try to spread the workload of existing officers and Board Members, by bringing in more active property owners to serve on committees.

Art Fine was also retained for the coming year to represent the Board in legal matters, based on his past performance and experience.

The General Liability Insurance Policy was re-approved, as was the Policy providing liability coverage, and the Director's \$1MM coverage for Board Members.

III. Committee Reports

Architectural Control. A review by Herb Hollemon of accomplishments this past year included a report that the trailer has been moved out of High Cross; and that the blue van has been moved to a less conspicuous site in Eagles Watch. At Eagles Nest, the Association's utility shed was approved and at Eagles Watch, Kauffman's roof and road are scheduled to be corrected next weekend.

Hollemon stated that the nine residents of Eagles Watch are disappointed, and feel generally neglected by POA. Their problems will be identified and addressed. Some properties are in need of variances to covenants. All are interested in improving road conditions, but none is certain how to go about it. Resident Michael Hendrickson offered to help start an improvement district, and Attorney Fine was asked to draft an article for the Express and Eagles Watch especially, on procedures for formation. It was generally agreed to have Hollemon and Fine set up a meeting with residents to discuss these problems, provide information, and offer guidance in solving their problems within the context of existing covenants.

Dashow reported other violations in South Shore (2 abandoned cars and green shed) on Lot 139. At Sky Hitch I, Lot 22 has strewn lumber, steel drums, and an outbuilding. Blackhorse II lots have collapsing structures, exposed re-bar and strewn rubber tires on property. In Horseback, there is a highly visible TV dish antennae in front of a residence. Snoden commented on the need to address the problem of wording in regulating exterior antennae, trash cans, etc., and how to shield these problems from public view. Gary Guinn reported on how such situations are being handled in Eagles Nest. Snoden suggested Architectural Control provide guidelines for installation and shielding of dish antennae as an addition to our manual, and as a letter directed to present residents.

Dunn suggested reprinting by-laws in the Stagecoach Express to publicize regulations on tree cutting and shielding of unattractive structures, etc. We need to push to get these violations corrected with continued help from Fine to formally put offenders on notice when no progress is made.

For the coming year, Architectural Control Committee will consist of Hollemon, Snoden and Dashow, and include assistance from Guinn, Saterdal and Hendrickson as needed.

It is also desirable to extend Architectural Control to Projects I and II since they are a definite part of Stagecoach, and have previously asked us for guidelines to follow for improvements.

Recreational Committee. Snoden reported that a map of proposed trail locations and recreation sites is not yet completed. A 14.25 acre parcel of access land to the National Forest has been deeded to the POA and re-zoned A-1 (agricultural) from residential, to lower future taxes.

Legal Report. Art Fine reported on status of road construction and litigation.

HORSEBACK road construction: Bids were opened August 12th to do the job with \$233,000 on hand. The low bid total cost without final adjustments was \$183,160 (or \$7/ft) for roads of widths 20-24 ft. from Western Subs, Inc. in Craig, Colorado. A completion bond will be provided by Western Subs to insure job completion. All roads in the Horseback subdivision will be graded and gravelled, and necessary ditches and culverts will be installed. The County Commissioners will accept the roads for maintenance, subject to property owner's responsibility to pay for any widening in the future. Fine noted that road width is not the costly factor in these bids, and that perhaps any money left over upon completion might be approved by the judge for such improvements in Horseback.

HIGH CROSS road construction: The County Commissioners agreed to put out a call for bids with \$32,000 on hand for roads, having specifications similar to those at Horseback, in hopes that High-cross roads could also be constructed.

SOUTH SHORE/MORNINGSIDE status: The County has made a settlement offer calling for payments six years from now. The Association and lot owners have made a counter-offer to obtain funds to begin construction in 1988. Since the maximum disputed amount of \$411,000 may not be sufficient to complete all roads in South Shore and Morningside, negotiation is continuing to obtain as much as possible in a reasonable amount of time to solve the problem. Fine says the County's earlier reluctance to accept our initial proposal stems from problems with its problem-ridden insurance carrier (Lloyd's of London). A response deadline to the present proposal is set for mid-September.

Reservoir Status report: Referring to an update on an article in Stagecoach Express, on the critical House Bill HR2025, Al Saterdal explained John Fletcher's request to PO's in any state to call or write their congressmen urging support for HR2025. It was also suggested to feature another article in the Express, with a suggested form letter like Dorothy Bowen's letter to Rep. Miller, which got a response! This is an effective lobbying effort for funding any further work. To date over \$600,000 has been spent by the Upper Yampa Conservancy District for just planning and preliminary studies.

IV. Old Business

Newsletter report by Dashow/Saterdal. The editors plan to publish a minimum of 2 issues per year, more likely 3-4, and appoint more reporters from the Board to write articles on selected topics, to help spread the workload.

The problem on updated addresses has been worked out by special arrangement with the Assessor's Office. We are to send them all changes, and they will provide us mailing labels sorted by zip code for a nominal cost. This is to be done on all bulk mailing except the time-sensitive issue on annual meeting, which will go first class. The demand for some sort of computerized set-up to serve POA needs for efficient, low cost dissemination of information is increasing.

Budget considerations: Dunn discussed the need for projecting future costs to conform to income. Based on data from six previous years, average annual income has been \$10,839. He suggested to try using \$10,000 as a basis for future annual expenditures. Average costs in prior years have included: Legal costs (23%), directors costs and travel (24%), printing and postage (22%), meeting rooms and insurance, etc. (10%). The Board was urged to try to hold to these figures for the coming year.

V. New Business

A. A new recreational venture was explained by co-promoter Mike Vandermark. He and his associates currently own 6 units at Wagonwheel and are in the process of closing on 8 more within 30 days. All units will go into a rental pool for use in promoting lower cost ski tours to Stagecoach, for about \$65-70/night vs twice that in Steamboat. They plan to accommodate about 100 people from Philadelphia Ski Clubs over a season of 3-4 months, with direct flights to Hayden, and transportation to Stagecoach. Hopefully, summer activities will flourish as well, and they will need to advertise in Newsletter for more rental units. Dunn commented that a commercial enterprise like this within a residentially designed area, may present problems that will require a good close working relationship between Wagonwheel and Eagles Nest HOA's and the POA to carry this venture through. They promised to keep us posted on plans and activities in this report.

B. Treasurer - Forbes is looking for another CPA to keep books up to date. Dashow suggested the need for computerizing our general ledger accounts along with our own mailing list.

C. Dunn read William Collister's letter requesting work be done to change the bankruptcy status on Morrison Creek Water and Sanitation District, and offering to match a \$4,000 contribution for the POA toward hiring someone for the job. Fine was asked to take this up with Morrison's attorney Tom Sharp, to further investigate the bankruptcy case for possible new disclosures to the judge, that might justify a revision of the order for accelerated debt reduction. Fine was asked to answer Mr. Collister's letter and report back his findings by next board meeting.

D. Expansion of committees and board member assignments: Annual Meeting Committee to again include Forbes, Hollemon, Saterdal, Dashow. Dashow to make tentative arrangements at Thunderhead for meeting room or other suitable place by next board meeting. Architectural Control expanded to include Guinn and Hendrickson.

Snoden requested board member assignments to update planning seminar's courses of action on Architectural Control enforcement (Dashow); Morrison Creek information for closer interface (Kauffman); better POA subdivision relations to promote improvement districts (Hollemon); status and recreational use of common areas (Snoden); Horseback and other road construction (Fine); emergency fire and medic services (Dunn); status of reservoir and outside adjacent developments (Saterdal); REA and Adams background investigation for alternate power sources (Dunn); Morrison Water and Sanitation status of activity (Rich & Al Saterdal).

Next Board Meeting to be held on November 18, 1985 at 7:30 P.M. at Holiday Inn Sports Center in Denver.

GETTING INVOLVED AT STAGECOACH

If you have professional or occupational skills or other talents that would help at Stagecoach, PLEASE GET IN TOUCH, we need everyone who can help.

Trading Post

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

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

Advertiser may list as many lot-ads as desired.

Size requirements: 4 lines (max) x 1 column

Costs: \$10.00/lot-ad (dues-paying Property Owners)

\$20.00/lot-ad (others)

Send all ads with correct payments to: Stagecoach Express
P.O. Box 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.

FOR SALE — Lot 115 So. Station I, \$2,500.00. J.R. Appell, 903 Willow Creek, Waco, Texas 76710.

CHOICE LOT: South Station I, Lot 17. \$7500.00. Includes one water/sewer tap on certificate. Call Marilyn (503) 286-9502.

WAGONWHEEL Bldg. 5, Unit 4. All elec. kitn, stone fireplace, 2 BR, 1 Bath, corner locn, \$47,500 or best offer. Call (415) 364-9038 eves.

2 LOTS South Shore for sale. Call Charlie Vais, (303) 237-8329.

2 LOTS High Cross for sale. Call Charlie Vais, (303) 237-8329.

COMING EVENTS & IMPORTANT DATES

ANNUAL MEETING:

Saturday, July 19, 1986, Steamboat Springs, CO. at
Thunderhead Lodge, 9:00 a.m. Registration, tour, picnic,
meeting, cocktail party.

NEXT BOARD MEETING:

February 10, 1986, 7:30 p.m. Holiday Inn (Sports Center)
Denver, CO.

TOPICS IN FUTURE ISSUES

Summer/Winter recreational activities at Stagecoach & Steamboat.
Status of Bankruptcy Proceedings — Morrison Creek Water & San. Dist.
Profiles in courage - a look at the lives of early residents of Stagecoach.
Board members vignettes - who are they?
Buying - Selling Property.
Purchasing Improvement District Bonds & Water District Bonds.
Annual Survey of Property Owner's Issues & Attitudes.



PROPERTY OWNER'S ASSOCIATION

Post Office Box 31740, Aurora, Colorado
80041

ADDRESS CORRECTION REQUESTED

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