



# Express

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Winter 2014

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**We were crowded in the bunkhouse**

**Not a soul did dare to sleep**

**‘Twas midnight up at Three Forks**

**And the snow was six feet deep.**

**It’s a terrible thing in that land**

**To be caught in such a storm.**

**You’re forty miles from nowhere**

**And no way to give alarm.**

**When the storm was over**

**And the sun began to shine**

**We scooped the snow off the cattle**

**And they were looking fine.**

**We lifted up our arms to Heaven**

**And said, “Thank God for just one thing;**

**Today’s the Fourth of July;**

**It can’t be long ‘til spring!!**

**John Gill, 1939**

# Merry Christmas

# Stagecoach News

## **Water District News**

The vote last November to increase the mil levy failed. To begin to arrest the continuing use of reserves the Board of Directors has elected to increase service charges as follows:

- Water usage, including irrigation charges, will increase 10% per year for the next five years.
- Sewer rates will increase 20% per year for the next five years.
- Vault pumping rates will increase 20% per year for the next five years.

These rates are effective March 1, 2014.

## **Architectural Committee**

The ARC reminds everyone that the Covenants, Conditions and Restrictions (CC&R's) require that plans for any new home, exterior structure, addition to an existing home, shed, fence, deck, etc. must be submitted to the ARC for approval before construction can begin. The CC&R's also state that vacant lots shall not be used for the dumping or storing of rubbish, debris, trash or vehicles, either registered or not registered. Vehicles include, but are not limited to, anything that can be driven, dragged or moved around.

## **Elkins and Mahlre Appointed to the Board**

Tonja Elkins and Ben Mahlre have been appointed to the Board of Directors. Ben is a resident of Fort Collins and brings considerable business experience to the Board. Tonja is a Southshore resident, and a prior veteran on the Board with significant insight. We welcome both.

## **New Log Splitter**

We have a new splitter to replace the old one which was retired after several years of hard use. Because of

higher than expected maintenance, the rate is increased to \$25 per day for owners to use on Stagecoach property. Contact Corky Fischer at 970.736.2598 to schedule use.

## **Nordic Trail**

Grooming has begun and the 4.5 mile trail should be ready for cross-country skiing by Christmas week. Maps are available at the trailhead on Stirrup Way in Skyhitch I. The trail is not patrolled so please ski at your own risk. Those interested in forming a cross-county ski support group should contact the General Manager at 970.736.1036.

## **Surface Mail Cost**

The cost of producing and mailing the newsletter has increased. Those who desire to have the newsletter delivered by surface mail will be charged \$10 per year or \$2.50 per newsletter. This charge is added to your annual dues invoice. We will continue to scour ads for printing price breaks which have been available in the past.

## **Covenant Amendment Proposal**

Last summer the Board of Directors proposed to change the covenants to include a provision for owners to form unique groups who desire to bind themselves financially to fund infrastructure such as roads. We have received over 800 affirmative votes which is not sufficient to pass without Court approval. It is sufficient to seek District Court approval under the Colorado Common Interest Ownership Act (known as CCIOA – see page six for a fuller explanation). The Board will discuss this alternative at the January 26<sup>th</sup> quarterly meeting.

# DID YOU KNOW?

There are approximately 8,000 active home and property owners associations registered in Colorado. With 2,294 lots represented, the **Stagecoach Property Owners Association is the 24<sup>th</sup> largest property owner association in the state.** The majority of the associations larger than ours represent large, master planned communities in the Denver metro areas and along the Front Range. Of the 2,294 lots in Stagecoach 20% of them have residential structures built on them and 80% remain as unimproved land.

The 2,294 lots in Stagecoach are owned by 1,512 unique owners. Owners include individuals and businesses, including private and public corporations, and not-for profit entities. For the purpose of counting owners, property held by multiple individuals or entities are considered to have one owner as each lot gets a single vote in business matters of the Association. 1,007 (44%) of the lots are owned by 247 (16%) of the owners. Based on the current lot ownership as shown below, it is possible for the 95 lot owners (6% of total owners) with the largest holdings who together own 768 lots (33.5% of the total lots) to drive significant change in our Association and our community. Please read the article elsewhere in this newsletter on the Colorado Common Interest Ownership Act to understand how this is possible.

Lots Owned	# of Owners	% of Owners	# of Lots	% of Lots
10 + Lots	12	0.8%	344	15.0%
5 – 9 Lots	28	1.8%	169	7.4%
2 – 4 Lots	207	13.7%	494	21.5%
1 Lot	1,265	83.7%	1,287	56.1%
<b>Total</b>	<b>1,512</b>	<b>100.0%</b>	<b>2,294</b>	<b>100.0%</b>

1,460 (64%) of the lots are owned by 927 (61%) owners who reside in Colorado based on their current mailing address as filed with Routt County. Of those in Colorado, 818 (36%) lots are owned by 506 (33%) owners residing in Routt County and 548 (24%) lots are owned by 354 (23%) owners residing in the Denver metro area or other Front Range communities. Shown below is a profile of where our current property owners are located.

State	# of Owners	% of Owners	# of Lots	% of Lots
Colorado	927	61.3%	1,460	63.6%
California	83	5.5%	109	4.8%
Texas	73	4.8%	85	3.7%
Illinois	38	2.5%	83	3.6%
Florida	31	2.1%	38	1.7%
Virginia	25	1.7%	30	1.3%
Arizona	24	1.6%	44	1.9%
Wyoming	20	1.3%	50	2.2%
All Other (< 20/state)	291	19.2%	395	17.2%
<b>Total</b>	<b>1,512</b>	<b>100.0%</b>	<b>2,294</b>	<b>100.0%</b>

**Note:** The information about property ownership in Stagecoach is based on property ownership records as they existed in the Routt County Assessors Property Data Base as of 11/19/2013. Property sale or transfer activity subsequent to this date is not reflected and may change the date as shown above.

# I pay my property taxes.

## Why don't I have infrastructure?

A common frustration often expressed by Stagecoach property owners is: "I've been paying taxes on my property for years, and yet I have no roads, water, sewer or electrical infrastructure. If not for infrastructure, where are my tax dollars going?"

Well, where exactly are our tax dollars going? Shown below is a summary of the 2012 tax assessment for property in Stagecoach. The table shows the tax amount paid per \$1,000 of taxable property value as well as what the tax is on the average vacant lot in Stagecoach, the average lot with a residence, and the total taxes paid by all Stagecoach property owners. **Please note that the taxable ('assessed') value of a property is not the same as its market value.** As a property owner you can find both the market and assessed value of your property at the Routt County Assessor's office and online at <http://agner.co.routt.co.us/assessor/web/>.

	Mill Levy	Per \$1,000 of Assessed Value	Average Vacant Lot	Average Developed Lot	Toal Stagecoach Development
Taxable ('Assessed') Value		\$1,000.00	\$2,732.00	\$14,492.00	\$11,461,480
<i>(Note: The taxable value is not the actual /market value of a property)</i>					
South Routt School District	36.6490	\$36.65	\$100.13	\$531.12	\$420,052
<b>Morrison Creek Water &amp; San</b>	<b>20.0000</b>	<b>\$20.00</b>	<b>\$54.64</b>	<b>\$289.84</b>	<b>\$229,230</b>
Routt County	14.8420	\$14.84	\$40.55	\$215.09	\$170,111
General Fund	9.8560	\$9.86	\$26.93	\$142.83	\$112,964
Open Space	1.5000	\$1.50	\$4.10	\$21.74	\$17,192
Communications	1.1640	\$1.16	\$3.18	\$16.87	\$13,341
Social Service/Horizons	1.2890	\$1.29	\$3.52	\$18.68	\$14,774
<b>Road &amp; Bridge</b>	<b>0.7330</b>	<b>\$0.73</b>	<b>\$2.00</b>	<b>\$10.62</b>	<b>\$8,401</b>
Museums	0.3000	\$0.30	\$0.82	\$4.35	\$3,438
Oak Creek Fire Protection	9.9380	\$9.94	\$27.15	\$144.02	\$113,904
South Routt Medical Center	2.0950	\$2.10	\$5.72	\$30.36	\$24,012
Water Conservation Districts	2.0620	\$2.06	\$5.63	\$29.88	\$23,634
South Routt Regional Library	1.1340	\$1.13	\$3.10	\$16.43	\$12,997
Oak Creek Cemetery	0.1220	\$0.12	\$0.33	\$1.77	\$1,398
Total Taxes (2012)	86.8420	\$86.84	\$237.25	\$1,258.51	\$995,338
<i>SOURCE: Routt County Assessor Data Base as of 11-19-2013</i>					
<b>Note:</b> The mill levy of 86.842 is equivalent to a 8.6842% tax rate.					

So what do all these numbers mean? They tell us that \$0.76 of each property tax dollar we pay goes to fund services and organizations in the county which have absolutely nothing to do with the maintenance and/or construction of the basic infrastructure (roads, water and sanitation services) that most Stagecoach owners are still looking for. Nonetheless, these services help make Stagecoach and South Routt County a more attractive place for people to live thereby helping to support the demand for property in the area.

The remaining \$0.24 of each property tax dollar collected goes to organizations that provide basic infrastructure. Specifically, Morrison Creek Water and Sanitation receives approximately \$0.23 of each tax dollar and the Routt County Road and Bridge Department receives approximately \$0.01 of each dollar collected.

# Why don't I have infrastructure? (continued)

In a nut shell, the amount of property tax we pay annually to organizations providing infrastructure do not even cover the costs to maintain the existing infrastructure much less provide funding for new construction or expansion. For example, in 2012 Stagecoach property owners in total paid \$8,400 in property tax to fund Routt County's Road and Bridge Department with the average vacant lot owner paying a mere \$2.00 per year. Given that the total amount paid by Stagecoach property owners does not even begin to cover the annual cost to maintain the county roads used to access our community, new road construction is not a possibility. Morrison Creek Water and Sanitation is in a similar situation. While Morrison Creek collects a much larger amount, this amount and more is needed to maintain the aging infrastructure currently in place leaving little if any funding to replace or expand the system. Morrison Creek's re-

cent request to increase the property tax it collects to start addressing its infrastructure issues was rejected by voters in this year's election.

So as each of us prepares to write yet another check for our annual property taxes, let's remember that we are primarily paying for services that protect our property and benefit the families residing in our community and the surrounding South Routt County area. Providing these services is an important part of protecting and enhancing the value of the property investment we have made. However, let's also realize that no part of our property taxes provide funds for the construction or expansion of basic infrastructure in Stagecoach. For construction of this basic infrastructure to occur, each property owner will need to make an additional investment above and beyond the annual property tax payment they make today.

## 2014 Annual Assessment

By now each Stagecoach property owner should have received a notification and invoice for their 2014 Annual Assessment. As stated in the notification, the assessment of \$54.10 covers the period January 1<sup>st</sup> thru December 31<sup>st</sup> of 2014. Payment of the annual assessment is due on January 1, 2014.

We (the Board) would like to apologize to our property owners for the confusion that has arisen relative to the Association's annual dues assessment period and process. Earlier in the year, we took actions intended to address a specific financial management issue related to the annual assessment period. Subsequently, we determined these actions were impossible because the proposed changes required a change to the Association's covenants. Therefore, we could not implement the changes to the annual assessment period as originally documented in the Association's earlier 2013 newsletters and discussed at the 2013 annual meeting.

**What specific financial management issue is the Board trying to address?** For reasons lost to time, the Association's annual assessment period and its fiscal/tax years are different. Specifically, the annual assessment ("dues") period runs from January to Decem-

ber, while the Association's fiscal/tax year is the 12 month period beginning in September and ending the following August. The difference in these periods causes a variety of budgeting, financial reporting and cash flow management issues. To eliminate the problems, the Board would like to align the Association's annual assessment period and its fiscal/tax year.

**Is there a solution to the problem that does not require a covenant change?** After further study, we determined that it is possible, far easier, and less confusing to our property owners to change the Association's fiscal/tax year to match the existing annual assessment period of January through December. The Association's fiscal year is defined in the Association's by-laws which are more easily changed than its covenants. In addition to changing the by-laws, the Association will need to receive approval from the IRS and file an additional tax return in the year the change is made. The additional return will cover the period September to December to align the two periods. We will do this in 2014 so that beginning January 1, 2015 our annual assessment period and fiscal/tax years will be the same.

# The Colorado Common Interest Ownership Act – A Powerful Tool For Positive Change

The Colorado Common Interest Ownership Act (“CCIOA”), enacted in 1992, is a comprehensive state statute governing the creation and operation of common interest communities in Colorado. Its goal is to provide a framework for the effective and efficient operation of homeowner and property owner associations while protecting the rights of the individual property owner. The Act gives more specific delineation to the organizational structure of property owner associations and better standardizes their operations. The Act addresses the many areas in which our Association is involved, such as assessment collection, insurance, rules and regulations, and the maintenance of common areas.

The Board, along with the Association's legal counsel, works to ensure the Association complies with this complex and dynamic piece of legislation.

Many of the actions you see taken by the Board, as documented in our Association's minutes, newsletters and on our website, are in response to changes in this state statute. We will be using the pages of our newsletter and our website to ensure that each property owner has access to the content and requirements of this legislation. In addition, there will be articles giving you an interpretation of portions which may affect us. You can find a link to a current copy of this state statute on our web site at [www.stage-coach.com](http://www.stage-coach.com).

In this edition of the newsletter, we would like to introduce you to the following five elements of this legislation. Of particular importance are items 3, 4 and 5 as they will impact activities and decisions of the Board in the coming months.

1. The Stagecoach Property Owners Association was formed prior to the enactment of CCIOA; while the Association has the option to adopt the statute in its entirety, we

have not done so. Because we have not done this, there are elements of the statute not applicable to our Association. These are outlined in Section 38-33.3-117 – Applicability to preexisting common interest communities.

2. There are sections within the legislation that have specific effective dates. It is important that you be aware of the applicability and effective dates of various sections. These are also documented in Section 38-33.3-117 – Applicability to preexisting common interest communities.
3. One of the biggest challenges our Association has faced is the inability to change its Declaration of Covenants, Conditions, and Restrictions which were written 40 years ago. The inability to change these covenants has been driven in part by the re-

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# The Colorado Common Interest Ownership Act (continued)

quirement within them that at least 75% of all lot owners agree to the change – something which the Association has never been able to obtain. In CCIOA Section 38-33.3-217 – Amendment of declaration, paragraph (1)(a)(1), you will see noted that “Any provision in the declaration that purports to specify a percentage larger than sixty-seven percent is hereby declared void and contrary to public policy, and until amended, such provision shall be deemed to specify a percentage of sixty seven percent.” Given this clause, any changes to our Association’s Declaration of Covenants, Conditions and Restrictions now require approval of only 67% of lot owners.

4. State lawmakers also recognized the difficulty in getting the high levels of owner participation necessary to achieve the maximum 67% vote count required to pass a change even with a high level of support from those participating. Therefore, they provided an additional mechanism by which an association can amend its declarations. Specifically in CCIOA Section 38-33.3-217 – Amendment of declaration, paragraph (7), you will see outlined a process whereby an association’s board, with the support of at least 33.5% of all property owners, may petition the county district court for an order amending the declaration. This process, as with any involving the courts, can be costly and time consuming; but it does provide our Association with the opportunity to pursue positive covenant changes when there is strong support but lower lev-

els of overall owner participation.

5. Earlier this year, CCIOA Section 38-33.3-402 - Manager licensing - condition precedent for enforcement of contract terms was added to the statute with an effective date of January 15, 2015. This provision requires that the Association’s community manager hold a valid license issued by the State of Colorado to act as a community association manager. Due to the requirements of this new provision and the retirement of our current association manager, Ken Burgess, the Board will be conducting a search for a new association manager who holds the required state license credentials.

In future newsletters, we will continue to introduce various aspects of CCIOA and explain how they impact the governing of our Association and how they can be used to positively impact our community. We will also keep you informed of changes to this state statute, and the impacts these changes have on our Association and your rights as a property owner.

May the New Year  
bring us opportunities

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Kerry Eaton  
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# Approved Minutes from October 26, 2013

## STAGECOACH PROPERTY OWNERS ASSOCIATION

### Quarterly Meeting of the Board of Directors

Stagecoach Fire Station

October 26, 2013

Members Present: Dave Hackett (President), Mike Koponen (Vice President), John Troka (Treasurer), Robert Skorkowsky, Skip Moyer, Art Fine, Tonja Elkins

Staff Present: Ken Burgess, Corky Fisher

Owners Present: Peter Heitman, Tony Stitch, Tracy Zuschlag, Rex Kreissig, Michelle Kreissig, Richard Lay, and Matt Cary

Dave Hackett called the meeting to order at 9:00am.

### Special Meeting Proposal – RFP

Dave handed out a first draft of a Request For Proposal (RFP) for distribution to management firms to replace Ken Burgess as general manager.

### Approval of July 27, 2013 Minutes

#### Motion:

**Skip Moyer** moved to approve the July 27, 2013 minutes as prepared.

**Mike Koponen** seconded the motion.

There was one spelling correction identified: correct the spelling of Robert Skorkowsky's last name throughout document.

The motion was passed unanimously.

### Public Comment

Tracy Zuschlag spoke about her concerns for the cluster mailboxes recently added to Southshore. Concerns include location, design and maintenance. Tracy said that she believed the County provided an easement for the location of the old structure and would try to find that record.

Dave clarified the 3 questions:

1. Can they (Southshore neighbors) keep the existing structure?
2. What if the new cluster mailbox set-up does not work?
3. Who will perform ongoing maintenance on the new mailbox cluster and turnaround?

### Ratifications

#### Ratification of Elkins Appointment to the SPOA Board

#### Motion:

**Robert** moved to ratify the Board's previous email approving the appointment of Tonja Elkins.

**Mike** seconded.

The motion was unanimous approved.

#### Ratification of Email Vote Regarding Splitter

#### Motion:

**Robert** moved to ratify the Board's previous email approval of changing the previous authorization to be "no more than \$2,000" for the total cost to acquire the new splitter.

**John** seconded. The motion was approved.

#### Ratification of SPOA Legal Contacts

#### Motion:

**Robert** moved to ratify the Board's previous email approval assigning Ken and Dave to be the primary contacts from SPOA with our legal counsel relative to current outstanding litigation matters involving the association.

**Mike** seconded. The motion was approved.

#### Ratification to Set Aside Previously Approved Changes to the Annual Assessment Period

It was decided on August 26<sup>th</sup> to set aside the previously approved change of the annual assessment date to coincide with the Association's fiscal year.

#### Motion:

**Tonja** made a motion to ratify the Board's previous email approval to set aside the previously approved change of the annual assessment date.

**Mike** seconded. The motion was approved.

### Kreissig Hearing

#### Background:

The ARC has previously notified the Kreissigs of several violations of the Association's Architectural Control Committee Covenants, Conditions, and Restrictions and has imposed fines for the same. As provided for in the Association ARC guidelines, the Kreissigs requested an opportunity to appeal the ARC violations and fines to the full Board of the Association.

Rex addressed each violation against him in turn:

Violation #1 – No Approved County Permits or ARC Approval

Rex reviewed his reasons for believing he is not in violation of the Covenants with his "ag" building and building plans.

Violation #2 – Commercial Equipment on the Property  
Rex does not see a definition of commercial vehicles



# Synopsis of Minutes (continued)

supporting a violation.

**Violation #3 – Nuisance and Eyesore Issues**

Rex disagrees with SPOA that there is a nuisance and eyesore and has not been given specifics.

**Violation #4 – Illegal Sewage Disposal**

Rex reported that he has a commercial grade port-a-potty on the property.

Rex closed by saying that he wrote a letter in response to the previous hearing.

After questions from the Board Dave reviewed the Governance Policy process. SPOA will uphold or remove the ACC determination of violations or ask for further information/clarification.

## **Treasurer's Report**

### 2012 Fiscal Year Financial Results

John reviewed his financial reports and noted that 2012 expenses were within budget and SPOA's current cash position.

### 2013 Budget

John reviewed the 2013 budget and noted that management costs will be a function of responses to the RFP and may go up.

### Banking

John suggested that current banking charges are buying more service than SPOA needs. He feels that the charges should drop significantly.

John then addressed the question of adding the capability for members to pay their assessments by credit cards. Dave suggested that SPOA wait until responses are received to the RFP for the general management company as they may already have these capabilities.

### **Motion:**

**Art** made a motion to implement the suggested changes to the banking relationship with Vectra.

**Skip** seconded. The motion was approved.

### Assessment Year vs. Fiscal Year

John reported that SPOA's fiscal year is September- August. The assessment cycle is on a calendar year basis, January to December. Historically the annual assessment billing occurred in February. John suggests that SPOA send out the required notification of the annual assessment amount along with the invoice by December 1<sup>st</sup>. The invoices will carry a January 1<sup>st</sup> due date.

## **Public Comments**

Dave then asked anyone who wanted to speak about po-

tential future projects to come forward and speak.

**Peter Heitman** –representing the Eagles Watch association, raised the issue of subdivision funding. He proposed putting funds and decision back into the hands of the subdivisions. Following discussion touched on (1) the inability to approach major projects if funds are fragmented, (2) only a few subdivisions have functioning sub-associations, (3) some subdivisions had gone into arrears because of major projects. The Board will continue to look for ways to engage the membership.

## **Chipper and Splitter**

Corky spoke about the rental of SPOA equipment such as the splitters. Corky would like better documents about the responsibilities of any damages done by a member renting an item. Robert recommends SPOA not be in the rental business. Corky recommends getting rid of the existing chipper that is broken.

### **Motion:**

**Robert** made a motion to sell the chipper as is for at least \$5,400.

**Skip** seconded. The motion passed.

### **Motion:**

Robert noted that the old splitter has reached the end of its useful life.

**Robert** made a motion to sell the old splitter.

**Skip** seconded. The motion passed.

### **Motion:**

**Skip** made a motion to increase the daily rental fee for the new splitter to \$25/day.

**Art** seconded. The motion passed with Dave voting no.

## **Coyote Run Maintenance**

Ken discussed Coyote Run's proposal to mow and maintain the area with SPOA paying for water. The Board asked Skip and Ken to generate a management plan.

## **Nordic Trail Costs**

Ken reviewed two bids to groom the Nordic trail. The board discussed the need to continually review the value of the trail versus the expense to maintain it.

### **Motion:**

**Robert** made a motion to have Corky maintain the area.

No second was offered up. The motion failed.

# Synopsis of Minutes (continued)

## **Motion:**

**Skip** made a motion to appropriate \$4,100 to continue the maintenance program to the lowest bidder.

**Art** seconded.

Robert made a proposal to amend Skip's motion to sell the snowmobile. The amendment failed for lack of a second.

## **Motion:**

**Robert** made a motion to allow the project manager to decide how to spend up to \$4,000 for the winter trail maintenance project.

**John** seconded.

The motion passed (with Skip, John, Art and Robert in favor; Dave opposing; Tonja abstaining).

## **Consideration/Appointment of New Director**

Tonja reported on a person who has responded to the ad in the newsletter for a Director to fill a current vacancy on the Board. He is a Stagecoach property owner but is not a resident (he lives in Fort Collins). Tonja recommends appointing him.

## **Motion:**

**Tonja** made a motion to appoint Ben Mahrle as a director to fill a Board vacancy.

**Skip** seconded.

Motion passed unanimously.

## **Adoption of Governance Policy Updates**

Ken noted that the adoption of governance policy updates has been reported in the newsletter and requirements have been met.

## **Motion:**

**Skip** made a motion to adopt the changes to the Governance Policy to bring SPOA in compliance with the new laws.

**John** seconded. The motion passed with Robert abstaining.

## **Covenant Amendment Status**

Ken reported that the Covenant Amendment vote did not achieve the 50% of a 75% affirmative vote if that is the correct criteria. If 50% of 66.7% is the criteria under CCIOA then the affirmative vote succeeded with 80% of those responding being in favor of the amendment. Next, the newsletter should report to the membership the status of this project. Also SPOA should notify the membership that the vote will be closed on a specific date.

Dave summarized: that SPOA needs to get the word out to the membership that the vote will be closed on a specific date, to identify next steps that SPOA will be taking if any,

to get our attorney to confirm the steps that are required, and finally, get out an additional effort to get more votes on this issue. Robert volunteered to manage the project.

## **Motion:**

**John** made a motion to instruct Robert to determine if SPOA has met the required elements to pursue this covenant amendment via the Courts as specified by CCIOA.

**Tonja** seconded. The motion passed.

## **Roads**

Robert reported on results from the Whiffle Tree road project survey. 48% of residents responded to the survey with 70% saying "no." Robert reported that the Halter Trail letter is ready and Dave asked that any comments on these surveys be given to Robert by the end of the week.

## **ARC Discussion**

Skip reminded the group that the main responsibilities of an association are to protect common areas and enforce covenants. ARC has been extremely busy with covenant violations. County support was discussed and Dave asked if SPOA could develop a plan for dealing with the county and working with the commissioners.

## **Stagecoach Community Plan**

Dave discussed the need to identify Stagecoach goals before entering a planning phase. The need for a community survey was discussed.

## **Old Business**

### Southshore Mailbox Development

Corky reported that \$1,000 will be spent to modify the Southshore mailbox site to improve drainage.

### Fire Mitigation Slash Pile Status

Robert estimates that it would cost an additional \$2,500-\$5,000 to consolidate the piles to make cleanup more efficient.

## **Motion:**

**Robert** made a motion to approve \$2,600 to cover slash pile consolidation. This provides a total of \$5,000 with prior authorization \$2,391.

**John** seconded the motion. The motion passed.

### Membership Survey

Skip noted that the survey is on hold due to the other surveys currently circulating. Mike reminded the group that surveys are important to get membership input.

### Newsletter Costs

Ken reported that the cost for color copies is going up significantly.

# Synopsis of Minutes (continued)

**Motion:**

**Robert** made a motion to increase the newsletter fee to \$10 per year for hard copies and to limit the color pages to the first two pages.

Dave made a friendly amendment change the limit to 2 color pages, not necessarily the first two. Robert agreed.

**Mike** seconded. The motion passed .

Rescission of Ormega Way Sign Budget

**Motion:**

**John** made a motion to rescind the Omega Way sign budget.

**Skip** seconded. The motion passed.

Previous Funding Authorizations.

**Motion:**

**Robert** made a motion to rescind/reduce previous authorization to spend funds for the Stagecoach Community Plan, the remaining for Skyhitch road testing and engineering, and the Filly Trail road upgrade.

The motion passed unanimously.

## Budget Approval

**Motion:**

**John** made a motion to update the proposed FY 2013 budget to fix the trail maintenance line item budget at \$4,000, reduce the banking line item to \$3,800, and increase the travel expense line item to \$1,200 resulting in a net increase in the FY 2013 operating expenses of \$2,000. The annual assessment would not be increased for 2014.

**Dave** made an amendment to increase the 2014 annual assessment by 3%\_from the 2013 actual assessment amount. **John** approved the amendment.

**Skip** seconded. The motion passed with Robert voting no.

## Executive Session

Dave called for any comments before moving the meeting to executive committee.

Dave moved the meeting to executive session at

2:15pm.

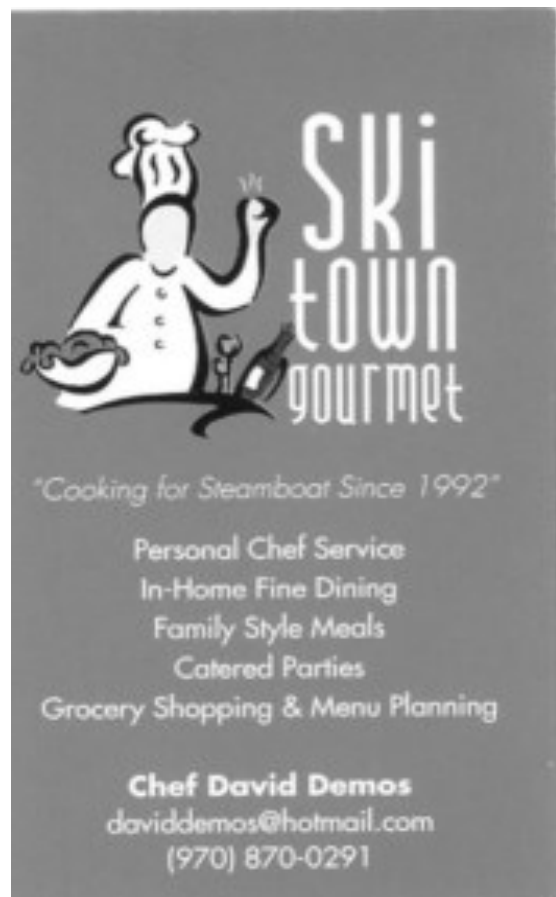
The general meeting resumed at 2:28pm

**Motion:**

**Skip** made a motion to find Kreissig in violation of the Stagecoach Covenants, Conditions and Restrictions (CC&Rs) and to make a proffer of compromise.

**Dave** seconded and the motion passed unanimously.

The meeting adjourned at 3:30pm.



As the year comes to a close, here is a snapshot of residential sales in Stagecoach through November.

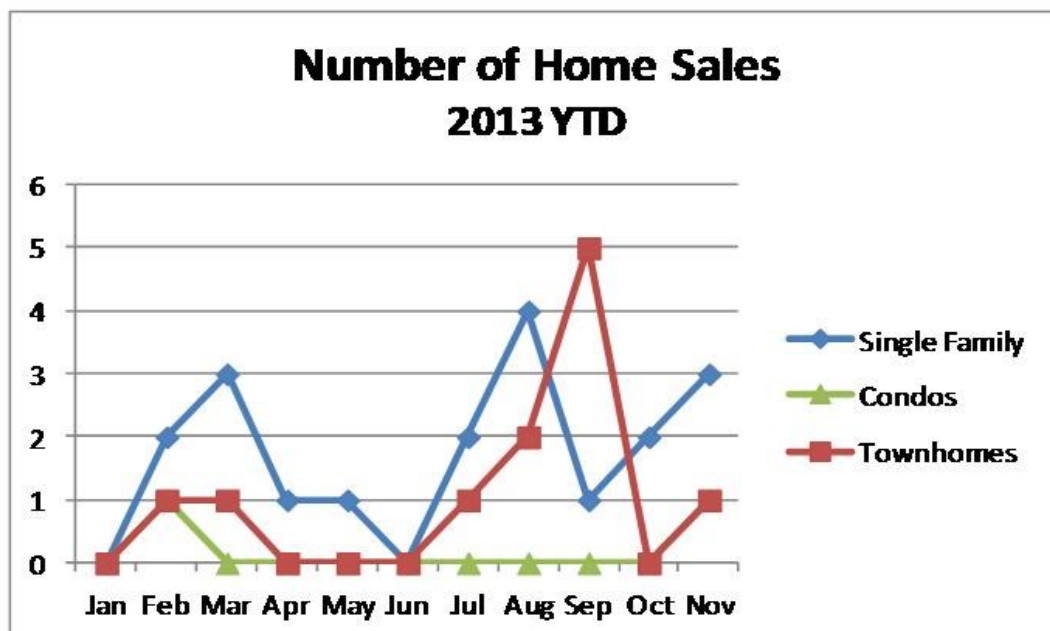
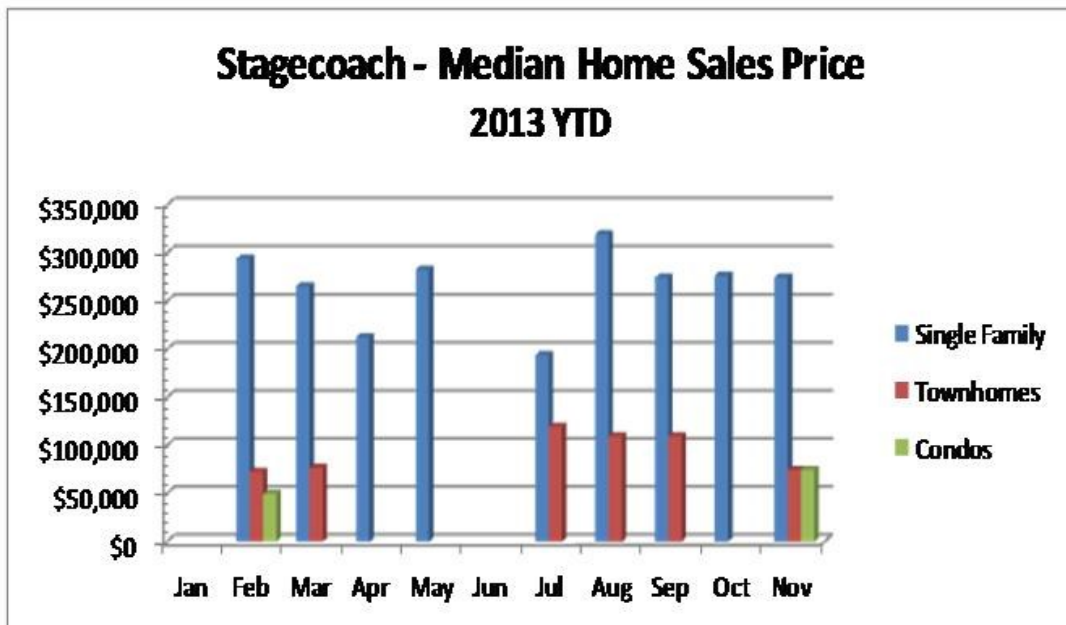
For single family homes, the median price has held steady over the past few months. There are currently 19 active listings ranging in price from \$245,000 to \$1,790,000.

Townhome sales were active for most of the year, with 3 Eagles Nest units currently under contract. There are now only 4 active listings in the Stagecoach Townhomes.

The Wagon Wheel Condos have seen 2 sales, with 2 additional units pending, and one active.

Land sales have remained sluggish throughout the year. MLS reported 31 sales through November, with a median sales price of \$6950. There are currently 122 active lot listings throughout the area.

The information provided is from the Steamboat Springs MLS. It is deemed accurate, but not guaranteed.



# Budget - Fiscal Year 2013

September 1, 2013

August 31, 2014



## Income

Member Assessments	\$	116,794
Interest	\$	1,800
ACC Fees	\$	500
Equipment Rental	\$	500
Newsletter	\$	-
Collections Fees Received	\$	25
Estoppel Fees	\$	1,200
Misc Income	\$	100

Total Income	\$	120,919
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## Operating Expenses

La bor and Labor Related	\$	43,600
Professional Services - Accounting	\$	18,996
Insurance Business (Nov)	\$	6,000
Communications	\$	5,000
Trail Maintenance (Dec-Mar)	\$	4,000
Bank Charges (Nov)	\$	3,800
Utilities	\$	3,000
Office Rent	\$	2,400
Maintenance and Repairs	\$	3,000
Professional Services - Legal	\$	5,004
Office/Admin Expenses	\$	2,000
Board Fees	\$	2,000
Meeting Costs	\$	2,000
Travel Expense	\$	1,200
Professional Services - Other	\$	1,000

Total Operating Expense	\$	103,000
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