

WELCOME MEMBERS



Stagecoach Property Owners Association

2017 Annual Meeting
July 22, 2017

www.stage-coach.com



Agenda

- Welcome & Introductions
- Approval of 2016 Annual Meeting Minutes
- President's Report
- Treasurer's Report
- Nomination of Board of Directors
- Member questions, comments, and motions
- Member Voting
- Community Updates/Discussion
- Wrap-up

***** Member's Lunch & Community Time*****



President's Report

- **Stagecoach Community Plan (Routt County)**
- **Trail Construction** [Trail Photos](#)
- **Road Maintenance** [Road Photos](#)
- **Wildfire Mitigation**
- **BLM access via South Shore** [BLM Photos](#)
- **Neighborhood Grant Program**
- **Covenant Amendments**
 - Animals
 - Trailers & Parking
- **Management Contract Renewal**



President's Report

How can I help the Association move the Stagecoach community forward?

- Board Member
- Committee Member
 - Architectural Control
 - Road
 - Ad Hoc (e.g. Covenant Amendments)
- Stagecoach Express Newsletter Editor/Contributor
- Community Event/Project Coordinator
- Other Community Organizations
 - Oak Creek Fire Protection District
 - Morrison Creek Water and Sanitation District
 - South Routt County School District



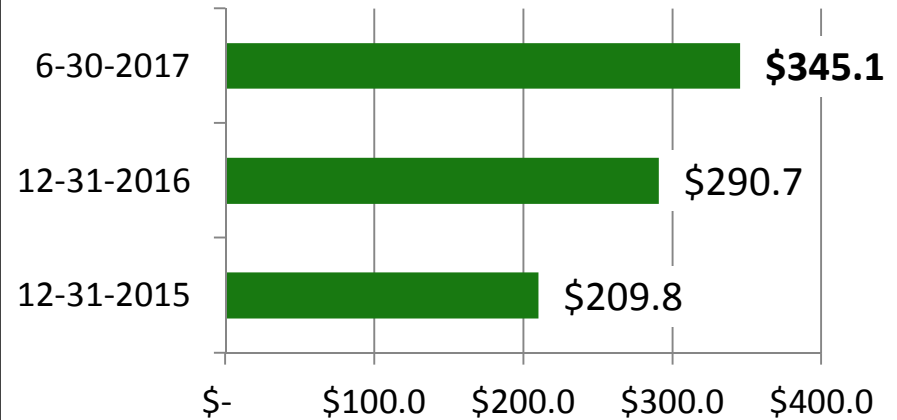
Treasurer's Report

Balance Sheet

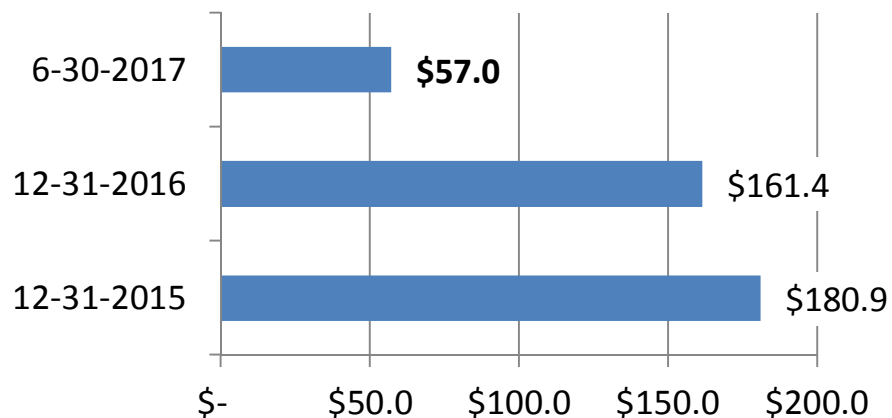
Balance Sheet as of 6-30-2017 (000's)

| | |
|----------------------------|-----------------|
| Total Assets | <u>\$ 566.3</u> |
| Total Liabilities | \$ 112.7 |
| Total Unrestricted Equity | \$ 295.7 |
| Total Restricted Equity | <u>\$ 157.9</u> |
| Total Liabilities & Equity | <u>\$ 566.3</u> |

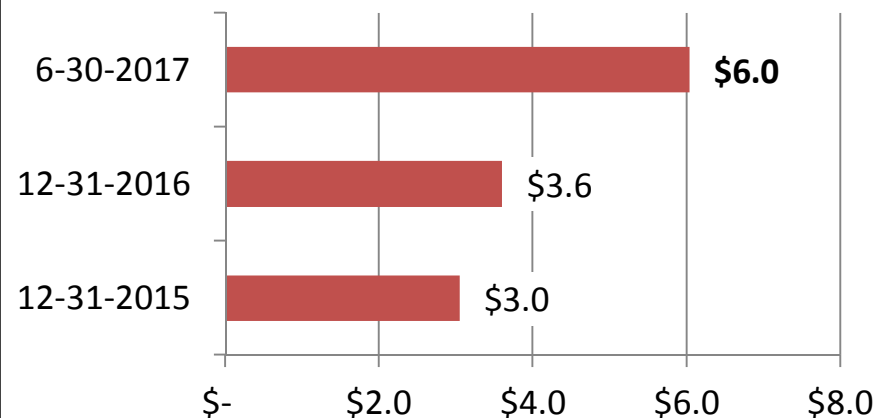
Cash - Unrestricted



Accounts Receivable (Net)



Accounts Payables

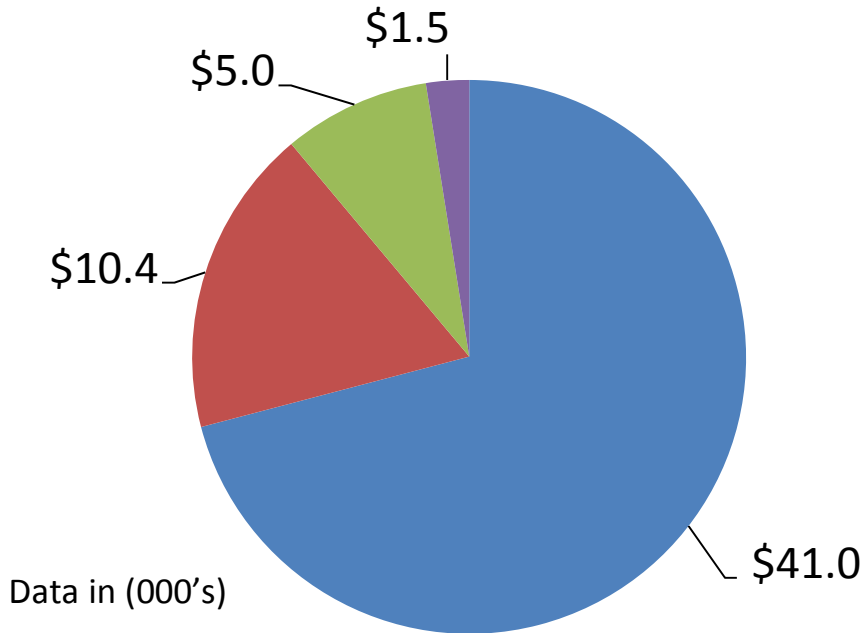




Treasurer's Report

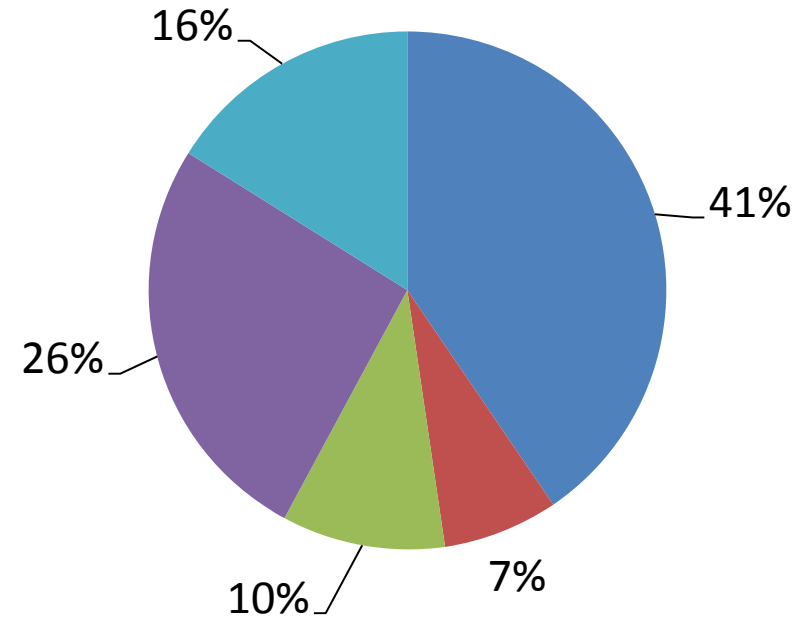
Member's Accounts Receivable 6-30-2017

Accounts Receivable - \$57.8K



- Assessments
- Collection & Enforcement Fees
- Late Charges
- Fines

Accounts Receivable Aging

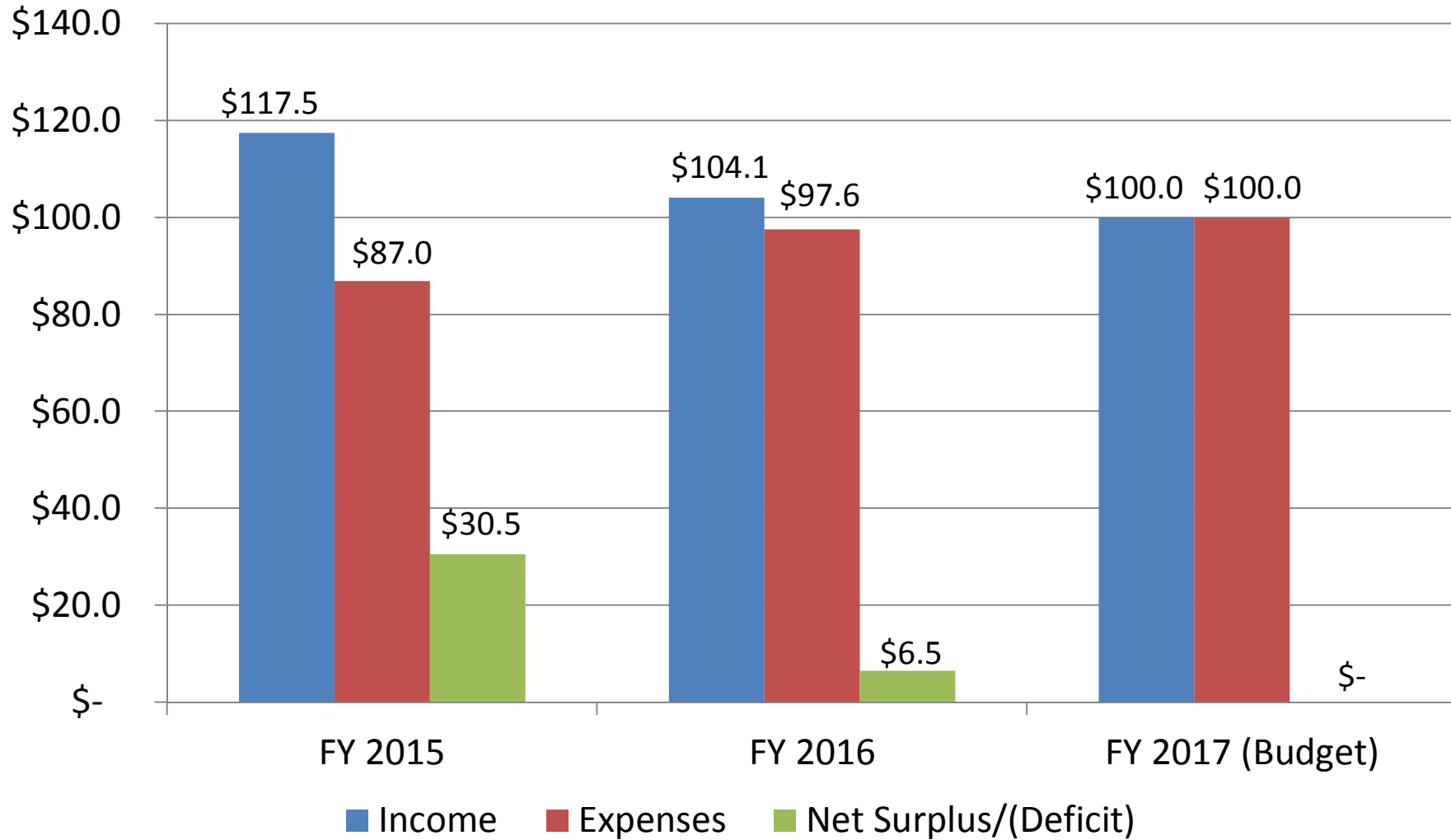


- Delinquent 3+ years (20 Mem, 22 Lots)
- Delinquent 3 years (11 Mem, 14 Lots)
- Delinquent 2 years (24 Mem, 29 Lots)
- Current year only (88 Mem, 152 Lots)
- Other (66 Mem, 126 Lots)



Operating Income & Expenses

Data shown in 000's

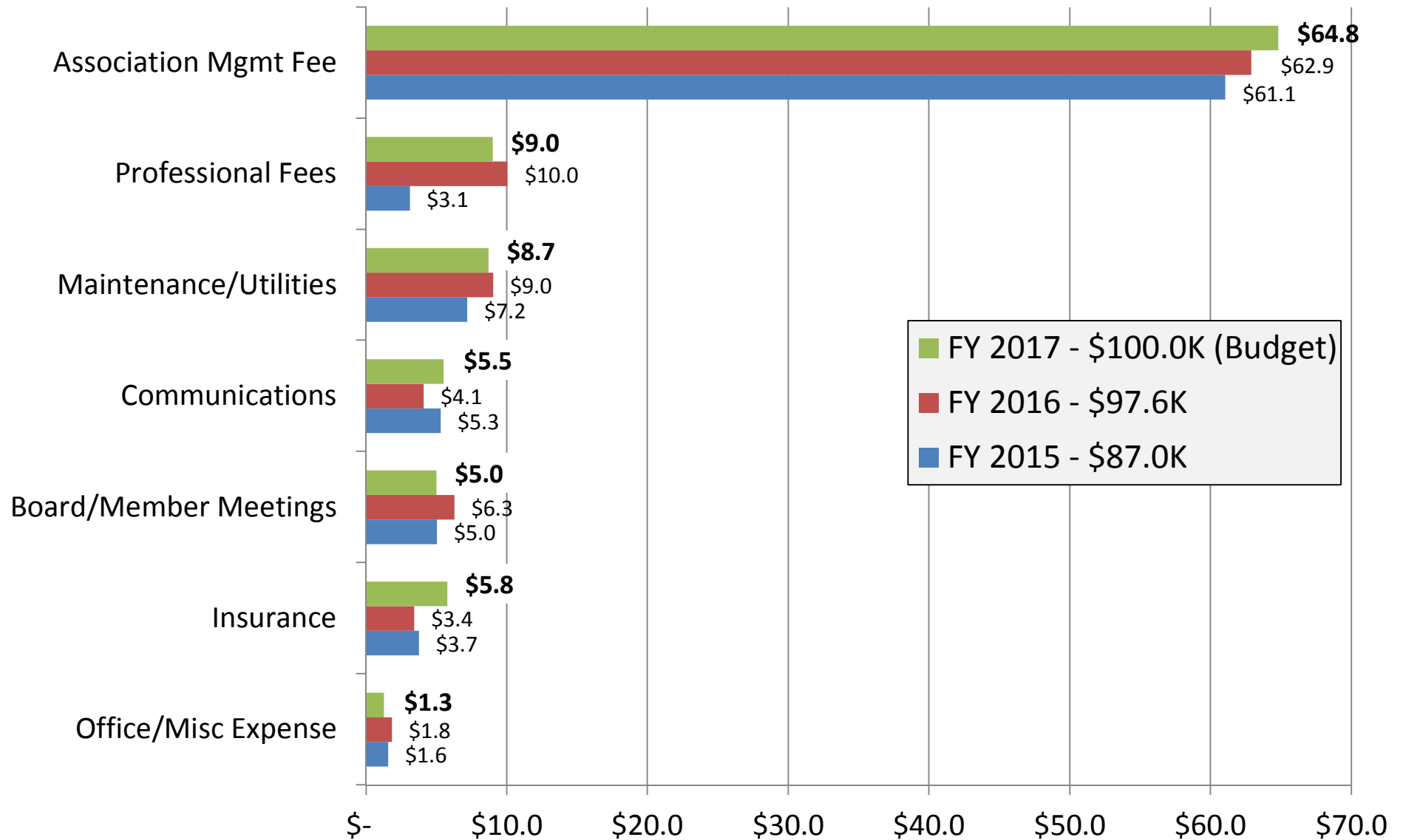




Treasurer's Report

Operating Expenses

Data shown in 000's

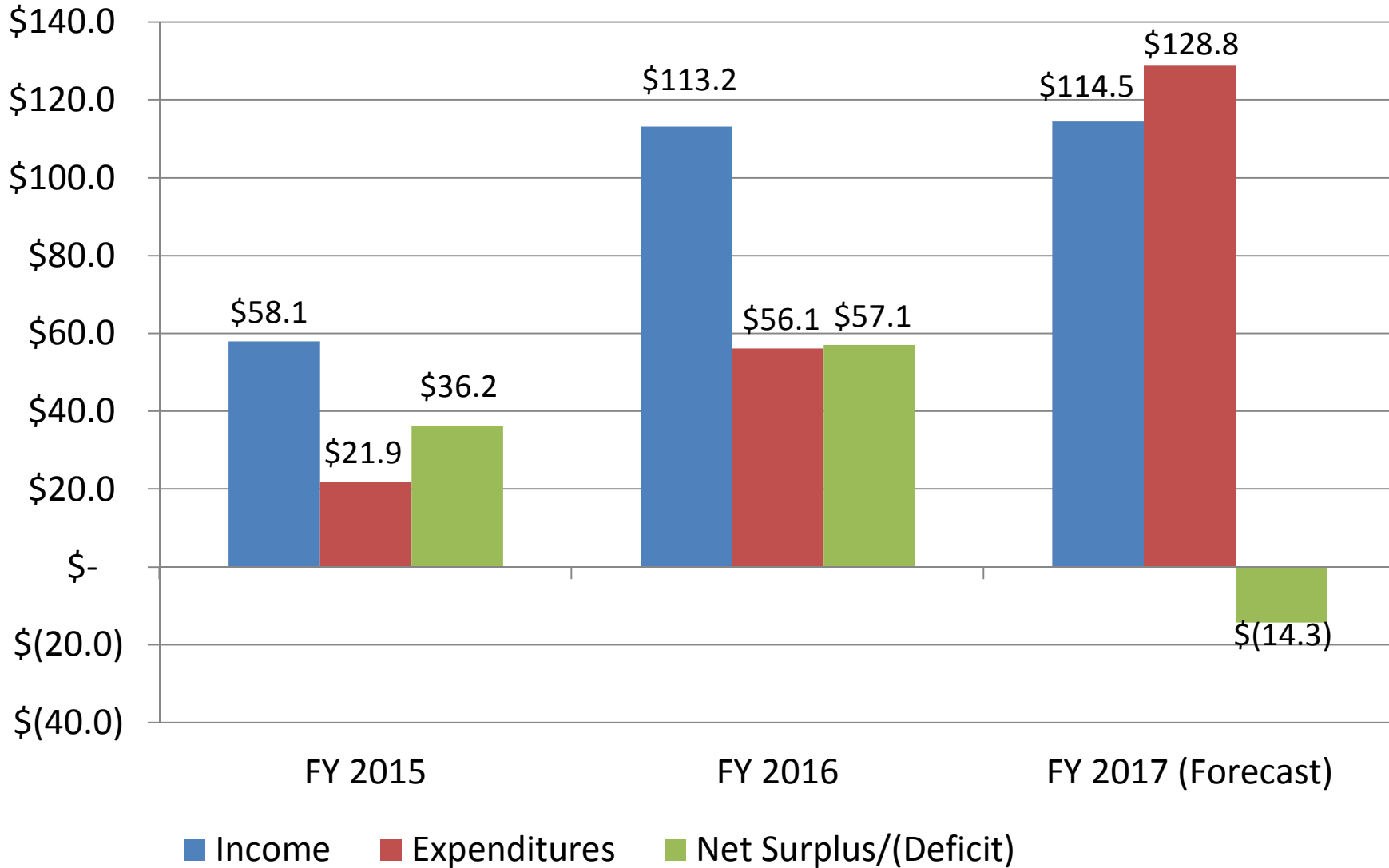




Treasurer's Report

Project/Reserve Income & Expenditures

Data shown in 000's

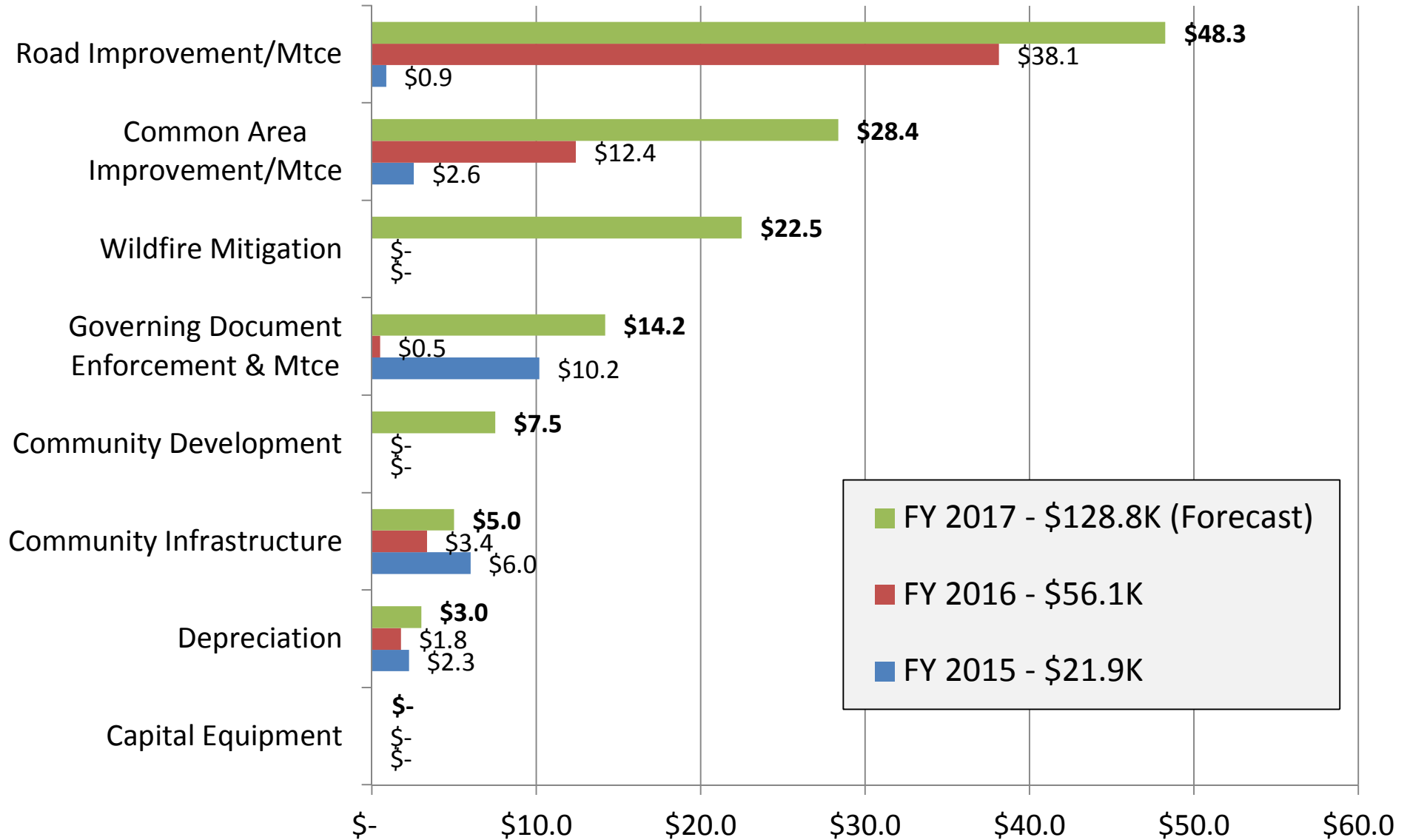




Treasurer's Report

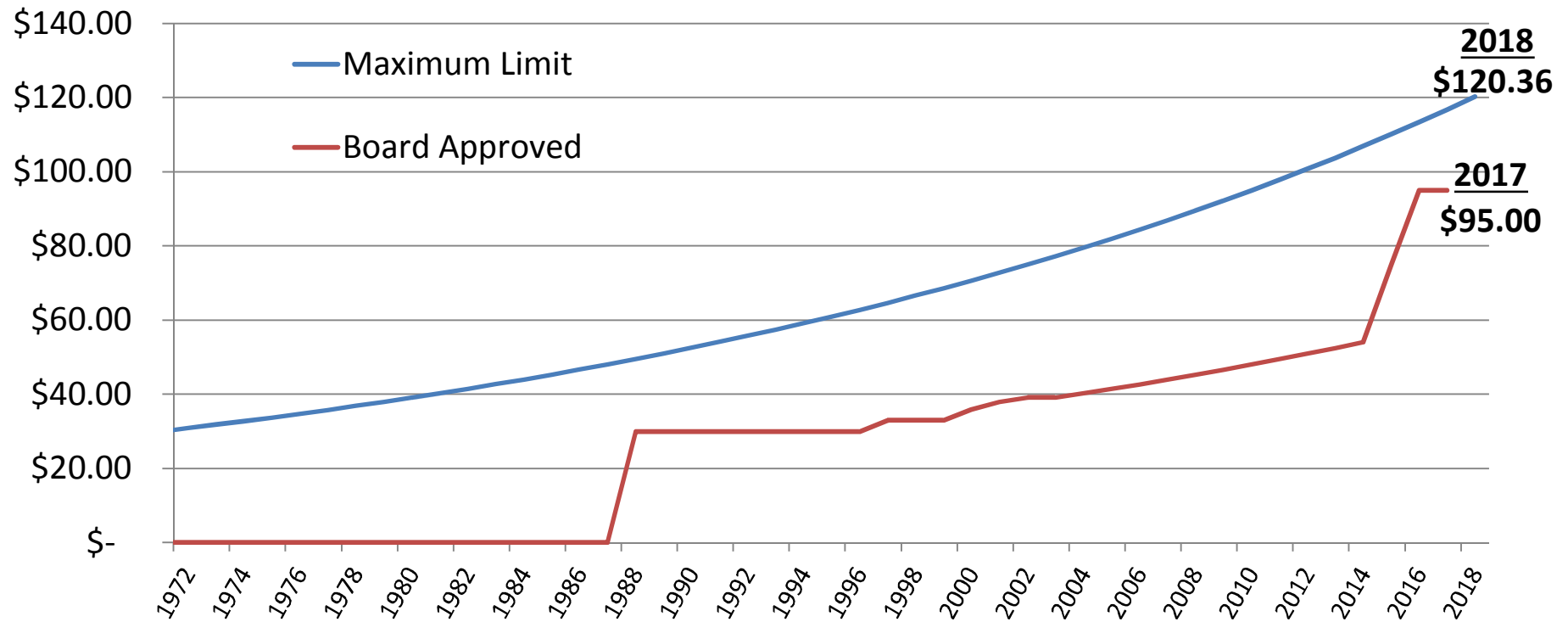
Project/Reserve Expenditures

Data Shown in 000's





Treasurer's Report 2018 - Maximum Annual Assessment



The **Maximum Annual Assessment** (“Limit”) is calculated as defined in Article IV, Section c. of the Stagecoach Declaration of Covenants, Conditions and Restrictions.



Treasurer's Report Calculation of Annual Assessment

Operations

Operating Expenses + Reserve for Uncollectible Assessments – Other Income

of Properties - 2,235

+

Projects/Reserves

Project/Reserve Rqmts + Reserve for Uncollectible Assessments – Other Income

of Properties - 2,235

= Total Annual Assessment

| | 2014 | 2015 | 2016 | 2017 | 2018 |
|-----------------|----------------|----------------|----------------|----------------|-------------------|
| Operating | \$54.10 | \$50.13 | \$45.73 | \$44.45 | TBD |
| Project/Reserve | \$ - | \$24.87 | \$50.13 | \$50.55 | TBD |
| Total | \$54.10 | \$75.00 | \$95.00 | \$95.00 | ≤ \$120.36 |



Election – Board of Directors

3 Board of Director positions to be filled...

- 3 positions - 3yr term ending July 2020

| | Name | Term | Position Held | 3yr Term Ending 2017 | 3yr Term Ending 2018 | 3yr Term Ending 2019 |
|---|-----------------|-----------------|---------------------|----------------------|----------------------|----------------------|
| 1 | Art Fine | 2 nd | Member | ✓ | | |
| 2 | Tom Rashid | 1 st | Vice President | ✓ | | |
| 3 | Tom Watts | 1 st | Member | ✓ | | |
| 4 | Robert Walker | Appt | Treasurer | | ✓ | |
| 5 | Barbara Houston | 1 st | Secretary | | ✓ | |
| 6 | Zed Ogle | 1 st | Member | | ✓ | |
| 7 | John DiNicholas | 2 nd | Treasurer/Secretary | | | ✓ |
| 8 | John Troka | 2 nd | President | | | ✓ |
| 9 | Vicki Weber | 1 st | Member | | | ✓ |



Election – Board of Directors Candidates

- Tom Rashid (Incumbent)
- Tom Watts (Incumbent)
- Matt Kaufmann
- *
- **Nominations from Floor...**



**Member comments, questions,
and/or motions**



Community Updates/Discussion

- Morrison Creek Water & Sanitation District
- Stagecoach Mountain Resort
 - www.stagecoach.ski
- Forest Service Project – Lynx Pass
- 2017 Property Tax Valuation Summary



2017 Property Tax Valuation

| Subdivision | # of Properties | Developed Residential Property | | | | | Undeveloped Residential Lots | | | | | | |
|----------------------|-----------------|--------------------------------|------------------|------------------|------------------|-----------------|------------------------------|------------------|------------------|------------------|------------------|---------|----------------|
| | | 2017 | | | 2015 | | % Change H/(L) | 2017 | | | 2015 | | % Change H/(L) |
| | | Min Market Value | Max Market Value | Avg Market Value | Avg Market Value | # of Properties | | Min Market Value | Max Market Value | Avg Market Value | Avg Market Value | | |
| Black Horse I | 13 | \$ 181,730 | \$ 435,630 | \$ 345,635 | \$ 273,132 | 26.5% | 87 | \$ 5,500 | \$ 15,000 | \$ 7,190 | \$ 10,307 | (30.2%) | |
| Black Horse II | 11 | 244,580 | 508,830 | 403,942 | 316,734 | 27.5% | 59 | 14,160 | 14,160 | 14,160 | 5,090 | 178.19% | |
| Blacktail Meadows | 2 | 362,720 | 410,530 | 386,625 | 300,450 | 28.7% | 28 | 9,430 | 9,430 | 9,430 | 6,890 | 36.87% | |
| Coyote Run | 19 | 299,020 | 803,550 | 492,593 | 437,229 | 12.7% | 6 | 15,000 | 43,500 | 38,750 | 58,111 | (33.3%) | |
| Double Creek | 0 | - | - | - | - | - | 8 | 14,800 | 17,760 | 15,540 | 11,970 | 29.82% | |
| Eagles Nest | 31 | 173,650 | 197,780 | 188,153 | 122,862 | 53.1% | 0 | - | - | - | - | - | |
| Eagles Watch | 62 | 178,990 | 671,190 | 410,127 | 302,719 | 35.5% | 22 | 30,000 | 75,000 | 50,909 | 51,043 | (0.3%) | |
| Horseback | 14 | 195,470 | 643,990 | 377,679 | 292,718 | 29.0% | 205 | 2,100 | 2,500 | 2,322 | 2,949 | (21.3%) | |
| Meadowgreen | 61 | 142,670 | 955,230 | 455,069 | 337,117 | 35.0% | 47 | 43,000 | 80,000 | 46,106 | 32,209 | 43.15% | |
| Middle Creek Village | 8 | 505,120 | 680,980 | 584,373 | 424,836 | 37.6% | 4 | 36,550 | 43,000 | 41,388 | 27,160 | 52.39% | |
| Morningside | 30 | 95,620 | 606,820 | 365,697 | 297,800 | 22.8% | 153 | 6,000 | 25,000 | 6,373 | 5,816 | 9.58% | |
| Overland | 2 | 155,220 | 877,200 | 516,210 | 390,440 | 32.2% | 136 | 3,450 | 6,000 | 3,581 | 4,680 | (23.5%) | |
| Projects I & II | 90 | 169,920 | 204,480 | 173,530 | 109,354 | 58.7% | 0 | - | - | - | - | - | |
| Red Hawk Village | 27 | 10,030 | 370,800 | 304,532 | 235,065 | 29.6% | 2 | 17,400 | 17,400 | 17,400 | 28,000 | (37.9%) | |
| Sky Hitch I | 5 | 175,410 | 504,210 | 336,564 | 250,358 | 34.4% | 80 | 2,700 | 51,000 | 5,558 | 6,190 | (10.2%) | |
| Sky Hitch II | 1 | 309,630 | 309,630 | 309,630 | - | - | 58 | 2,300 | 2,700 | 2,693 | 3,092 | (12.9%) | |
| Sky Hitch III | 0 | - | - | - | - | - | 43 | 2,700 | 2,700 | 2,700 | 3,100 | (12.9%) | |
| Sky Hitch IV | 1 | 18,440 | 18,440 | 18,440 | 16,630 | 10.9% | 165 | 2,700 | 2,700 | 2,700 | 3,111 | (13.2%) | |
| South Shore | 35 | 102,750 | 765,870 | 411,363 | 310,809 | 32.4% | 165 | 11,250 | 75,000 | 19,675 | 20,145 | (2.3%) | |
| South Station I | 0 | - | - | - | - | - | 219 | 2,500 | 2,500 | 2,500 | 3,100 | (19.4%) | |
| South Station II | 0 | - | - | - | - | - | 131 | 3,450 | 3,450 | 3,450 | 3,100 | 11.29% | |
| Wagon Wheel | 40 | 90,720 | 110,880 | 96,718 | 56,256 | 71.9% | 0 | - | - | - | - | - | |
| Young's Peak | 3 | 461,600 | 581,960 | 527,490 | 373,435 | 41.3% | 71 | 9,430 | 14,140 | 10,359 | 8,001 | 29.47% | |

SOURCE: Routt County County Assessor

NOTES:

- Market values are as of June 2016 and are based on sales data for the period July 2014 to June 2016
- Undeveloped 5 acre consolidated parcels valued at \$51,000. These same parcels were valued at \$70,000 in 2015. This represents a 27% decline in valuation.



Wrap-up

- **Quarterly Board Meetings**
 - Dates posted on Association's website
 - Typically Saturdays from 9:00 am – 1:00 pm
 - Members welcome
- **2018 Annual Meeting**
 - Tentative Date: Saturday July 21st
 - Time: 9:00 am – 12:00 pm
- **Election Results**

Stagecoach Property Owners Association



Thank You for Attending!!

www.stage-coach.com