

Stagecoach Property Owners Association Stagecoach Express

A Quarterly Newsletter

www.Stage-Coach.com

No 1st Quarter • 2022

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President's Message

By Eli Nykamp

Hello friends and neighbors, it is my pleasure to serve as your new HOA president, I was elected to the position this fall and am serving my second year on the Board of Directors. I have resided in Stagecoach for almost seven years and love to call the area home.

The Board of Directors has recently adopted the Fiscal Year 22 budget and set many priorities in hopes to continue to improve our development that we call home. To accomplish these priorities, we have set in place volunteer committees with decision making capabilities, those include:

- Wildfire Mitigation-the board is very concerned by the multiple fires in the area the past few years, most notably the Muddy Slide fire. The committee is trying to determine the best way to help mitigate the impact of a wildfire in our area.
- Roads-many of the roads in the development are substandard or not completely finished, which causes members to have difficulty accessing or building on their lots, this committee reviews road data and triages repairs and improvements.
- Trails-the trails committee identifies possible areas to develop new trails for hiking, biking and winter activities.

Committee membership is a great way to get involved with your HOA and help determine the direction you would

like the development to progress. Another opportunity for involvement is at the county level-Routt County has begun a process to look at what "smart growth" for the Stagecoach area looks like, please reach out to the County and get involved!

The Board of Directors is also eager to hear your input-what issues do you see facing SPOA and how can we address them? You can contact us through e-mail. Board contact information can be found @ www.steamboatowners.com or www.stage-coach.com. Contacting a director is a great way to get your concerns and ideas addressed as an agenda item at our next regularly scheduled BOD meeting. Regarding the BOD meetings-we have now shifted to a bi-monthly meeting structure with two-hour meetings, instead of a quarterly four-hour meeting, and we have also started to hold these on weekday afternoons instead of Saturdays. the meetings are also held virtually on the Zoom platform making it more convenient for members to attend.

Have a happy and healthy rest of your winter.
Thank you, Eli

UPCOMING SPOA MEETINGS

April 6, 2022 at 4pm - BOARD

TBA - ANNUAL

All Board meetings will be conducted through the Zoom app with links being sent out prior to the meeting to those that want to participate

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Stagecoach Has A New Trail For Use By Owners And Their Guests

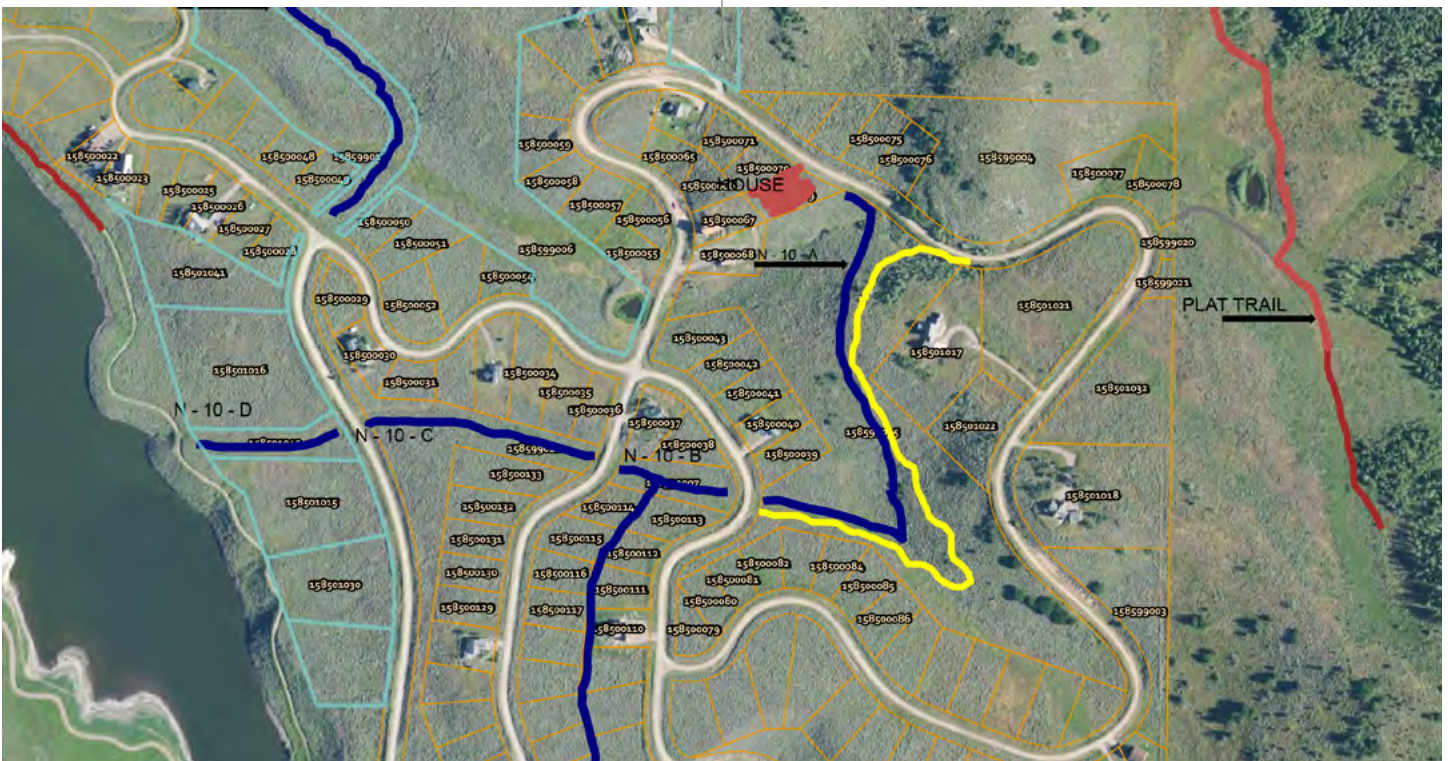
By Tom Watts

When SPOA members are polled about their priorities for the future development of Stagecoach "new recreation trails" are usually near the top of the list. Also, the Stagecoach Covenants specifically instruct the directors to use assessment funds to, "promote the recreation ... of the residents in the Properties." So the board has from time to time looked at where and how new trails could be developed. SPOA owns about 750 acres of land, designated as "common area," that is scattered among the various subdivisions that constitute Stagecoach. Much of this land is located in the south, but there are common areas owned by SPOA in every subdivision.

The first trails developed by the Association were for winter use only: In 2011-2012, the Association laid out a series of cross-county ski trails in the common areas that run parallel to Shay Way and Halter Trail in the far south of Stagecoach. The Association also built a fenced parking lot and purchased a snowmobile to groom the trails. Those trails continue to be groomed each winter and have been used and enjoyed by many in the Stagecoach community since 2012. More recently, the Association developed some shorter permanent trails in the Meadowgreen area closer to the reservoir. The location of these trails is described on the SPOA website (stage-coach.com).

In 2019, the directors decided that the Association needed a more comprehensive, long-range plan and commissioned Patten and Associates to prepare a master trail plan for Stagecoach. In 2020, the proposed plan was approved by the directors as a blueprint for future development of recreation trails. (The approved master plan can be viewed

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Stagecoach Has A New Trail • Continued from Page 2



Trail as it enters on the west facing ridge

on the Association website.) The directors also formed a trails committee, headed by director Amber Stewart, and enlisted volunteers from the general membership. In early 2021, the new committee met and decided to focus its efforts, initially, on constructing trail segments in the northern subdivisions, around the lake. Eventually, the committee selected a portion of the trail shown as "N-10" on the master plan as the starting point. The trail segment slated for construction, which is located in the South Shore subdivision, was designated N-10-A, and is shown on the map below. The blue line represents the path suggested in the master plan, while the yellow line shows the approximate location ultimately approved by the committee and the board.

The board selected master trail builder David Winter to design and construct the trail segment. Mr. Winter has extensive experience, which includes the Springs trail in Steamboat and the PLAT trail (shown in the map above) which runs through BLM land adjacent to South Shore, and connects the Elk Run Trail, around the reservoir, with an old double track that continues to the top of the BLM and provides a panoramic view to the north. Winter began construction

of N-10-A in mid-October and completed his work in early November. The end result is an approximately 3,300 feet long, 4 feet wide, gently sloping dirt/clay trail that intersects Shoshone Way at the top of the hill, not far from a SPOA-members-only entrance to the BLM property. At the lower end, the trail intersects Arapahoe Road at a point that allows continuation of trail N-10, on the other side of the road, toward the reservoir. It was constructed as a multi-purpose trail and is suitable, in its present condition, for hiking, biking and skiing. Also, importantly for many of us, the trail segment is dog-friendly, at least for the present. Experience will dictate whether restrictions have to be imposed in the future to allow for the multiple uses that the committee envisioned. Below you will find some photographs that were taken while the trail was under construction.

Trail segment N-10-A was constructed on SPOA common area, using funds collected from SPOA members. The trail is for the exclusive use of SPOA members and their guests and will have signs at each end notifying users of that fact. Also, no snowmobiles, ATVs, or other motorized vehicles are allowed on any SPOA common areas. If you decide to try out the new



Trail as it leaves the uphill aspen grove

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Stagecoach Has A New Trail • Continued from Page 3



View uphill, 70 yards from the hairpin turn

trail, please use common sense: If you are a biker, ride the trail from the bottom to the top (it's more challenging that way) and ride downhill on Shoshone Way. If you go downhill, ride under control, and watch out particularly for pedestrians and their dogs, and keep in mind that none of the turns are banked. If you are a dog owner, keep your dog under control. If you are a hiker, be sure to watch out for bike riders. If you



View uphill, 120 yards from the hairpin turn



Finished trail at the Shoshone entrance

have small children with you, be on the lookout for bikers and dogs. And please remember that there is no parking allowed on the roads or the shoulders of roads in South Shore. There is a Colorado State Park parking lot, overlooking the lake, at the end of Arapahoe Road. You can make a nice hiking loop by parking in the lot, hiking down a short distance to the Elk Run Trail, then to the PLAT trail, up the PLAT trail to the SPOA entrance to the BLM land, then down Shoshone Way to the entrance to N-10-A (which is shown in the photo below), and from the end of the new trail on Arapahoe Road back to the parking lot. If you are on a bike, ride the loop in the opposite direction; that way you can enjoy the steep drop and semi-banked turns as the PLAT trail drops down to the reservoir.

Once you have tried the trail, take a moment to give the committee your impressions by sending your comments to the managing agent, April Sparks at asparks@steamboatassociations.com. Your comments will then be taken into account by the committee when planning for the next segment of the Stagecoach Trail.

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FIRE SAFETY CORNER

Welcome to the Fire Safety Corner. The "Corner" will provide quarterly information on reducing wildfire danger.

What's new?

A Fire Mitigation Committee has been organized to assist the SPOA Board and SPOA Community with improving fire safety.

This committee needs a representative from each SPOA neighborhood. Please contact April Sparks if you would like to participate.

Focus Areas

- Assess/provide fire risk reduction strategy recommendations to the Board
- Enhance fire safety coordination with community agencies
- Improve community awareness of fire safety needs

Current Activities

Weather-permitting, the SPOA slash pile located in the South area will be consolidated and burned in early January 2022 by NRS.

What can SPOA members do now?

Become familiar with Routt County Reverse 911 – <https://member.everbridge.net/892807736727602/login>

Take advantage of wildfire mitigation recommendations provided by the Colorado State Forest Service at these links:

www.csfs.colostate.edu/wildfire-mitigation

www.stage-coach.com

<https://steamboatsprings.net/200/Firewise-Information>

Proposed Policy Resolution for Record Inspection

There currently is a proposed policy resolution pertaining to the inspection of HOA records. The State of Colorado recently adopted a new State Statute which will start implementing fines if records aren't produced within 30 days after properly being requested. The Stagecoach Board approved to have language drafted to align their Governance Policy with that of the States. The full policy resolution can be found on the home page of the www.steamboatowners.com website. Please let Management know if you have any questions.

SPOA Roads Committee Message

By Christopher Simao

The Roads Committee concluded 2021 with a meeting to review progress on the approved projects along with getting our new committee members familiar with the processes that we have employed to determine our priority project lists. The Roads Committee intends to utilize 2022 budget to emphasize projects that preserve our existing road assets while also looking to build our understanding of SPOA's additional roadway needs.

The Roads Committee will also be considering the roadway requests identified by the Fire Mitigation committee as that committee completes its review of our community evacuation paths and areas requiring fuel reduction.

We welcome SPOA owners to join our committee and learn more about how your infrastructure is being maintained and enhanced - please contact April Sparks for more details about joining our committee.

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Makeup of SPOA Subdivisions

SPOA Lots Per Subdivision	Total Lots	Percentage Makeup of SPOA Subdivisions
Black Horse I	101	4.52%
Black Horse II	70	3.13%
Blacktail Meadows at NYP	29	1.30%
Coyote Run	25	1.12%
Double Creek at NYP	8	0.36%
Eagles Nest	32	1.43%
Eagles Watch	86	3.85%
Horseback	249	11.14%
Meadowgreen	108	4.83%
Middle Creek Village	12	0.54%
Morningside	183	8.19%
Overland	138	6.17%
Projects 1 & 2	90	4.03%
Red Hawk Village	29	1.30%
Sky Hitch I	93	4.16%
Sky Hitch II	59	2.64%
Sky Hitch III	43	1.92%
Sky Hitch IV	167	7.47%
South Shore	248	11.10%
South Shore I	219	9.80%
South Shore II	131	5.86%
Wagon Wheel	41	1.83%
Youngs Peak at NYP	74	3.31%
	2235	100.00%

Vote!

Stagecoach Property Owners Association 2021 Covenant Amendment Vote

Date:

RE: Voting update on Proposed Covenant Amendment

Dear Stagecoach Property Owner:

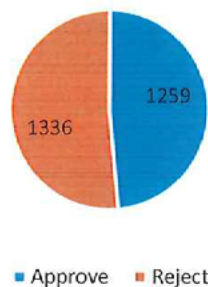
In July the Stagecoach Property Owners Association (the "Association") sent each lot/unit owner a ballot seeking their vote on a proposal to amend the Stagecoach Declaration of Covenants, Conditions and Restrictions (the "Covenants").

Of the 2,235 lots/units within the Association, 401 or 17.98% have cast their votes and participated in this important governing process for your community. **Thank You!**

Participation is still needed, as there is still work to be done in order to reach the total vote count of 1,498 to approve or reject the proposed amendment. As such, if you have not yet cast your votes and returned your ballot, I encourage you to do so as soon as possible. If you have voted, I ask that you encourage your friends and neighbors within the Association to do the same. If you did not receive a ballot or need a new one, please contact the Community Manager April Sparks by phone at (970) 875-2810 or by e-mail at asparks@steamboatassociations.com

Outlined below are the current results of the vote for the proposed amendment regarding square footage.

Covenant Amendment Votes Needed To:



The results will be posted and updated on the Association's website at www.stage-coach.com so all members can follow the results of the voting.

Thank you again to all those who have cast their votes and for those who have not, there is still time to cast your ballot and have your voice heard. Please VOTE!

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Don't Forget to Pay Your 2022 Annual Assessments

Thank you to all our members who have promptly paid their 2022 annual assessments. If you have not already done so, we encourage you to remit payment for your 2022 annual assessment. The annual assessment is used to promote the recreation, health, safety and welfare of property owners in the Stagecoach community and for the improvement and maintenance of the Stagecoach common areas. For 2022 the Association's annual assessment is \$125 for each lot and provides the operating and project/reserve funds of the Association.

The annual assessment is invoiced one time and is due on January 1st of each year. Assessments not paid within 30 days of the due date shall incur a finance charge on the outstanding balance. Additional information on the collection of unpaid assessments can be found in the Association's Responsible Governance Policy documents, a copy of which are available online at www.stage-coach.com.

If you did not receive your 2022 annual assessment notice and statement, please call the Association Manager April Sparks at: asparks@steamboatassociations.com or (970) 875-2810

Slash Pile Burning Complete!

The burning of the slash pile, which is located off Stirrup Way, was completed on December 31st.

Winter Season Reminders

Private Snowplowing on Non-County Maintained Roads

For those Stagecoach owners with property along roadways not maintained by Routt County and who need winter access to their property, please be mindful of the following guidelines when performing winter maintenance in the public right-of-way serving your property.

- The berm of snow resulting from snow removal operations is to be pushed beyond the edge of the road so that the drainage from the snow berm feeds into the ditch and off the traveled surface of the road.
- Gravel surfacing material shall not be bladed off the road.
- Leave all ditches and culvert inlets in a natural condition without snow or other material plowed into them so that the drainage system will function normally upon completion of snow plowing operations.
- All snow and ice that is removed from the road surface and ditches shall be deposited away from streams and waterways. This material is to be placed on the owner's property or a common area belonging to the Association.
- Ensure removal of snow along roadway to provide sufficient turnouts and turnarounds for emergency service vehicles.

We appreciate your adherence to these guidelines. If you utilize a contractor for plowing services, we ask that you pass along these guidelines to them.

Snowmobiling Prohibited

While snow blanketed meadows throughout Stagecoach are very tempting indeed, the use of snowmobiles is strictly prohibited in the Association's common areas and/or the public roads and right-of-ways.

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2021 Stagecoach Real Estate Recap

By Kerry Eaton, Town & Country Properties, Oak Creek

2021 Real Estate in Stagecoach has experienced record sales!

Since January of this year, 25 single family homes have sold, ranging from \$479,000 to \$1,645,000 (home on 35 acres in Greenridge Ranch). The average sales price is \$746,245, up from \$669,216 in 2020. Homes are selling on an average for 99% of list price up from 95% in 2020.

There have been 16 condo/townhome sales to date, ranging from \$174,900 to \$448,000. In 2020 there were 15

sales, ranging from \$185,000 to \$313,000. This year condo/townhomes are selling on an average of 100% of list price compared to 97% in 2020.

Vacant lot sales have more than doubled this year compared to 2020, and we are experiencing more new construction. This year there has been 150 sales, ranging from \$3,000 to \$1,950,000 (377 acres). In 2020 there were 77 sales, ranging from \$2,500 to \$1,225 (320 acres). This year vacant land is selling on an average of 102% of list price compared to 88% in 2020.

Overall, the real estate market in Stagecoach has remained strong, with limited inventory you can expect this activity to continue into 2022.

Wishing everyone a wonderful holiday season!

Information provided is from the Steamboat Springs MLS, and does not include private sales/listings. It is deemed accurate but not guaranteed. Stats thru 11/22/21.

Happy 2022!

Inventory is at an all time low

If you are considering selling NOW is the time

Call us TODAY for your

NO obligation consultation

970-736-1000

www.Stagecoacharea.com



Kerry Eaton
Broker/Owner
Mobile-970-846-9591



Ali Moore
Broker Associate/Owner
Mobile-970-846-0329

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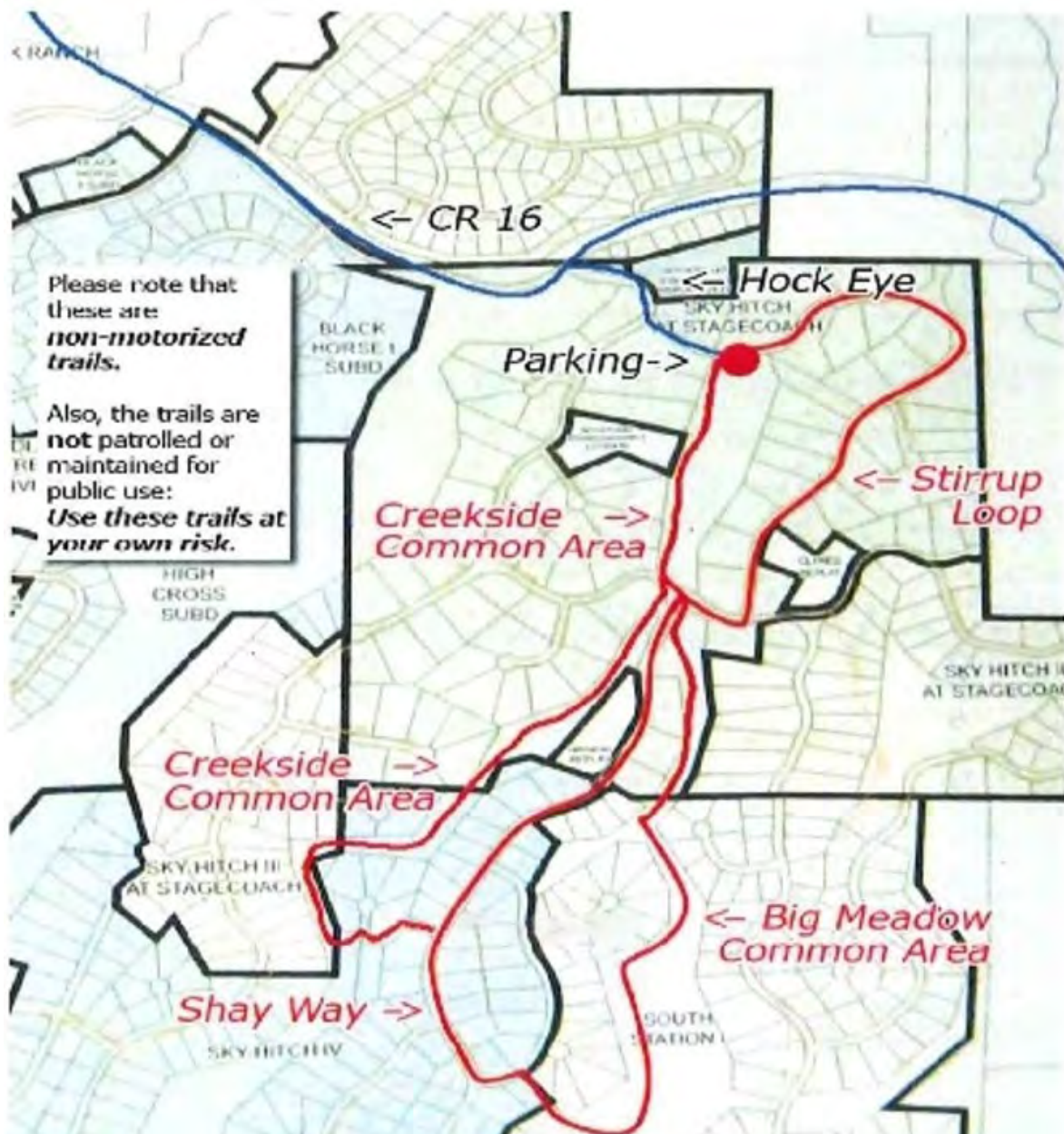
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Stagecoach Nordic Trails

The Stagecoach Nordic Trails are open and ready for your enjoyment. The trails are groomed after each storm or at least twice a week.

To access the trails, turn on to Hoch-eye Way off of CR16A at about MM 7.4. Turn left onto Stirrup Way and you will see the parking area and trail access.

THIS AREA IS NOT FOR SNOWMOBILING! The trails are for skiing and snowshoeing. If you are a snowshoer please stay to the side of the trail.



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Morrison Creek Metropolitan Water & Sanitation Update

Geovanny Romero, General Manager

The Morrison Creek Metropolitan Water and sanitation District has been hard work ensuring that all current and new customers are served with reliable water and sewer services.

The district has been successful at obtaining funding/financing for the replacement of the now 50-year-old wastewater treatment plant without having to increase any property taxes or mil levy. The district has so far been able to obtain \$365,000 in grants for the design and engineering of the upcoming project and a 1.7-million-dollar grant from the USDA for construction. The district also has a commitment for a 6.3-million-dollar loan from the USDA which will be repaid strictly with user service fees.

Most of the district's original water and sewer infrastructure is now approaching 50-years-old in some areas. The district manager and staff continue to plan for future capital replacements and maintenance of existing infrastructure. The district has exciting projects for this upcoming year. The

district will be adding a new well to in the south portion of the district which will serve as redundancy supply for the Black horse I and II subdivisions. The district will also plan to begin the construction of the new wastewater treatment facility which has been a in the planning for the last two years. Many other smaller maintenance projects also are planned to help maintain infrastructure.

In 2021 the district completed the reconstruction of the Meadow Green lift station which had a price tag of \$330,000. The new lift station is designed to continue operating even in the event of loss of power and meets all the new Colorado Department of Health standards of wastewater collections to include a 5000gal emergency storage tank.

During 2021, the district saw a huge increase in new construction. Nearly a 100% increase was seen compared to 2019. With all this new activity the district's staff has been busy assessing new connections to the central system and vaults. We welcome the controlled growth and look forward to continuing to serve our community for the next 50 years.

MORRISON CREEK METROPOLITAN WATER & SANITATION DISTRICT

24490 Uncompahgre Road
Oak Creek, Colorado 80467
Telephone (970) 736-8250
Fax (970) 736-0177
Email: info@mcwater.org

Stagecoach Property Owners Association Lodging Benefit

As a benefit of SAM management, SPOA members enjoy **special savings on vacation rentals** at our sister companies. Simply enter promo code **RGVIP** at the time of booking, or mention it when you call (800)525-2622.



Use promo code **RGVIP** for an extra 10% OFF lodging at Steamboat Association Management sister companies

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COMMITTEE MEMBERS NEEDED GET INVOLVED

The Stagecoach Property Owners Association is an organization that has many opportunities to be involved. There is of course a Board of Directors and there is the ACC Committee, however the Board would like to have property owners involved as much as possible and thus help is needed in several areas. Please contact your Association Manager if any of the following possible Committees sound of interest to you.

ACC Committee

The SPOA ACC is looking for members, to help review applications and make sure they are within the meet all requirements of the Governing Documents.

Roads Committee

The Roads Committee is looking for members to help develop ideas and assist with the current ideas in place.

Fire Mitigation Committee

The Fire Mitigation Committee is looking form members to develop ideas to present to the Board regarding mitigation. They are looking for members to work with different sectors of the Community in completing an evacuation plan.

Stagecoach Express Advertising Rates

Stagecoach Property Owners Association puts out a quarterly newsletter that is mailed to approximately 1200 owners of which about 400 live in Stagecoach and another 400 more who have property in Stagecoach and live in the Oak Creek and Steamboat area. We are accepting ads to be included in our next publication which comes out the beginning of February.

The newsletter is in an 8-1/2 x 11 inch format, written in 2 columns. The ad sizes and prices per edition are as follows:

1/4 page – 3.625" w x 3.25" h \$80

1/3 page – 3.625" w x 5" \$120

1/2 page vertical – 3.625" w x 7.5" h \$150

1/2 page horizontal – 7.5" w x 3.25" h \$150

There is a 20% discount if 4 orders covering one year are placed. Sorry but we no longer do business card size due to our new layout.

Ads can be in color or in black/white and can be sent to us as hi-resolution JPG, TIFFs or PDF files. Please Email us your format.

If you would like to advertise, please contact the Association Manager:

asparks@steamboatassociations.com

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Current Board of Directors

Stagecoach's Governing Body

PRESIDENT

Eli Nykamp (Second Term)

elinykamp@gmail.com

VICE PRESIDENT

Chris Simao (First Term)

Christopher.simao.spoa@gmail.com

TREASURER/SECRTARY/ACC CHAIR

Tom Watts (First Term)

twatts@comcast.net

Brayden Jerde (Second Term)

bmjerde10@gmail.com

John DiNicholas (Third Term)

johndinicholas@hotmail.com

Julia Wallace (Second Term)

wallacetewa@gmail.com

Amber Stewart (First Term)

amberlaurel2000@gmail.com

Kit Buell (First Term)

kitbuell@gmail.com

John Peterson (Filling Term)

srgnat@msn.com

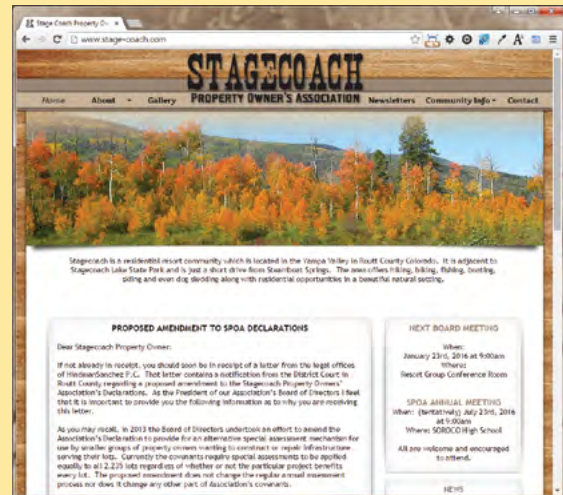
ACC Committee Members

CHAIRPERSON: Tom Watts, twatts@comcast.net

ACTING MEMBERS: Mike Gaenzle, michaelgaenzle@gmail.com

The ACC Wants You!

The ACC Committee could use some more members! If you're interested in joining please contact April Sparks at asparks@steamboatassociations.com. Help the process of shaping your community and neighborhood! Don't wait, reach out today!



The following information can be found on the association's website:

www.Stage-Coach.com

Financial Statements

Meeting Minutes

Governing Documents

Committee Charters

Community/Common Area Documents

Additional Community Information

For other questions please contact:

Stagecoach Property Owners Association

Managed by Steamboat Association Management

675 Snapdragon Way Suite 100

Steamboat Springs, CO 80487

Association Manager – April Sparks

asparks@steamboatassociations.com

(970) 875-2810

**South Routt
Education
Endowment Fund**



DONATE TODAY

Great Schools make for great communities.

The South Routt School District near the headwaters of the Yampa River is deeply rooted in the community and embraces families that have been here for generations and newcomers alike. Small class sizes and strong community involvement weave a strength of character into each and every student. These students appreciate the one-on-one attention they receive and they excel in academics, athletics, FFA, art, music, and more. The school district serves many communities including Stagecoach, Oak Creek, Phippsburg, Yampa, Toponas and the surrounding areas. We hope you will join us in the mission to benefit the South Routt School District!



Follow us AT THE SOUTH ROUTT EDUCATION ENDOWMENT FUND

South Routt Education Endowment Fund is managed by the **Yampa Valley Community Foundation**

PO Box 881869, Steamboat Springs, CO 80488 ♦ 970.879.8632 ♦ info@yvcf.org

Yampa Valley Community Foundation is a 501(c)3 non-profit organization. Your donation is tax deductible as allowed by law.

www.YVCF.org/SOROCOEdFund/

South Routt Education Endowment Fund donation form

Dollar-for-dollar match (up to \$25,000) thanks to the Garrity Family thru 8/31/21!

Name(s) / Business Name _____

Mailing Address _____

Phone _____ Email _____

☐ \$25 ☐ \$50 ☐ \$250 ☐ \$500 ☐ \$2500 \$ _____ Other Amount

Stagecoach Property Owners Association
2021 Annual Meeting
07.17.2021
Meeting Minutes
Draft

I. CALL TO ORDER

The meeting was called to order at 9:05 AM Mountain.

II. ROLL CALL

Representing Steamboat Association Management:
Association Manager, April Sparks
Vice President, Michelle Koci
HOA Administrator, Tica Moncrief

III. APPROVAL OF MEETING MINUTES

The 2020 Annual Meeting Minutes were reviewed.

MOTION: There was a to approve the 2020 annual meeting minutes which was seconded with no dissent nor further discussion motion carried.

IV. PRESIDENT'S REPORT

BOD President & Management would like ownership to get more involved with the running of SPOA, possibly join a committee or start a new one by reaching out to BOD members. The Road Committee has a new requirement for building roads. Ownership should've received their covenant amendment ballots. BOD President announced his retirement, enjoyed working with everyone.

V. BOD PRESENTATIONS

Road Committee: BOD has approved \$40,000 for contractor bid, still currently waiting on bids. Ownership was curious on how BOD/Management is going after bids, management let ownership know that there's no commitment to any vendor at the present time, if anyone has suggestions to please pass that along to management and/or the BOD, would like bid process over by end of July.

Ownership wanted to know how to get a road to their house and is there a checklist for ownership, there's no checklist yet the focus has been on laying down the groundwork for proper infrastructure, owner should get permit then request a meeting with BOD. Ownership wanted to know if the work being proposed for Horseback coming out of the reserve, BOD has yet to decide on the matter will provide update. Some in ownership mentioned that they were paying dues but don't receive service on their road, BOD suggest owners join meetings and to voice the problem when this occurs. Owner wanted to know if there's any plans for Morning Side, that area is well off compared to other divisions, nothing is scheduled as of right now.

Trail Committee: Committee presented a slide show to ownership discussing the start of the committee and the goals they would like to achieve on behalf of SPOA. Committee would like to purchase new land, develop an access trail between Shoshone Way and the Platte

Trail. Committee would like to potentially make the trail for ownership only with proper signage to curb maintenance costs.

Muddy Slide/Fire Mitigation: A Wildfire that ignited on Sunday June 20th, spread more than 4,093 acres, expected containment date is July 30. As of July 16th, fire management team at the Muddy Slide Fire reports that is now at 58% containment. Conditions are still hot, dry, and windy. For SPOA, wildfire mitigation efforts continue. There's a phased approach started with Sky Hitch III, request for ownership input regarding proposed language for standards of cleanup and mitigation. Ownership is encouraged to join the Wildfire Mitigation Committee to help further the efforts. Howard is interested in starting an Evac Committee for SPOA, feels that everyone is essentially sitting ducks until a community wide evacuation plan is developed, reminded others that SPOA only has one road out.

VI. PROPOSED COVENANT CHANGE

Proposed Covenant Amendment: Article V, Section b. of the Stagecoach Declaration of Covenants, Conditions and Restrictions shall be amended in its entirety to read as follows: "Section b. Dwelling Size. Beginning on the date that this amendment is approved by the Association membership, or the court, as the case may be, each Residence constructed on a Lot shall have a minimum size, as described below:

1. Condominium Units and Multi-family Dwellings. Each "condominium unit", as that term is defined in Colorado Revised Statutes Sec. 38-33-103 (including townhouses, apartments and stand-alone dwellings that are "condominium units"), and each unit or apartment in a multi-family building that is not a "condominium unit" shall have a floor area of not less than 500 square feet.
2. Single-Family Residences and Duplexes. Except as otherwise provided below, each single-family residence and each unit of a duplex shall have a floor area of not less than 800 square feet.
(a) Exception for Certain Subdivisions. Each single-family residence constructed on a Lot in the following platted subdivisions, shall have a floor area of not less than 500 square feet: Overland, Sky Hitch I, Sky Hitch II, Sky Hitch III, Sky Hitch IV, South Station I and South Station II.
3. Definition of "Floor Area". For purposes of this Section b, the term "floor area" means the area of a building or structure, existing or new, including basements calculated without the deduction for corridors, stairways, closets, the thickness of interior walls, columns or other interior features as measured from the exterior face of the sheathing of the exterior wall. Garages, breezeways and open porches are not included in the floor area.

Covenant Amendment Update: Management provided an update to the Covenant Amendment ballot, of the ballots received so far, 55% voted yes and 45% voted no. Ownership is still encouraged to submit their ballots the current tally doesn't mean that it'll be the tally at the end. Management reminded owners to not send cash.

VII. TREASURES REPORT

There's \$976,423 in Total Assets, \$116,79 is the projected Operating Income with \$524,454 in current Reserve Fund Balance. SPOA is currently over budget in Legal Proof Services, and

Grounds Maintenance. Association is owed \$60,319 in unremitted assessments and associated late fees.

2021 Assessment Breakdown: The following shows where ownership assessment goes:

- Reserve Assessment 59%
- Management and Accounting 30%
- Professional Banking Services 3%
- HOA and Board Meetings 2%
- Communication 3%
- Utilities 1%
- Common Area Maintenance 2%

Signs: There's been reports of lack of signage in SPOA, Management has been in contact with a few subdivisions and the county.

Reminders: Ownership was reminded of the following: Only one trailer, Dog leash law, have timers for outside lights, join a committee, and mail in ballot.

VIII. ELECTION OF BOD

SPOA has a nine-person BOD terms are for three years, there's four positions open. Who's every interested in joining the board of directors must have their name on title deeds.

Call to Serve: There's six interested owners, Renee D Cass, Chris Simao, Kit Buell, John Peterson, Mike Gaenzle and Tom Watts.

A secret ballot will be sent out to ownership in the coming days, August 15, 2021 will be the cut off date for ballots. A nomination committee of volunteers will be needed to verify votes.

IX. OWNERSHIP Q/A

- Will a cellphone provider be coming to the area? Unfortunately, it's the providers that decide where they go, can't answer.

X. ADJOURNMENT

With nothing further to discuss meeting was adjourned at 11:26 AM Mountain

STAGECOACH PROPERTY OWNER'S ASSOCIATION
Board of Directors Meeting via Zoom
October 20, 2021
Meeting Minutes
Approved at 11-10-2021 BOD Meeting

The Board of Directors meeting was called to order by HOA President, Eli Nykamp, at 4:06 PM.

Roll Call

Board members present attending via teleconference included Eli Nykamp, Amber Stewart, Julia Wallace, and John DiNicholas, Tom Watts, Chris Simao, Brayden Jerde, Kit Buell.

With nine board members attending, a quorum was present, and business could be conducted.

20 SPOA members were present via Zoom

Representing Steamboat Association Management were April Sparks and Michelle Koci.

APPROVAL OF MINUTES AND RATIFICATION OF E-MAIL APPROVALS

The board meeting minutes dated September 9, 2021 that Tom Watts sent out via e-mail were reviewed.

MOTION: There was a motion to approve the minutes as presented which was seconded. With no further discussion, the motion carried with 8 in favor and 1 opposed being John DiNicholas.

ACC APPEALS

Tom Watts outlined the SPOA ACC information regarding Lot 1's fence application that was denied. The Schuster's proposed to build a 5ft high post and rail fence. This lot is subject to both Neighborhoods at Young's Peak Covenants and Stagecoach Property Owner Association's Covenants. The Neighborhoods at Young's Peak ACC has approved this application as it meets all their requirements. Their reasoning for a higher fence than 4ft is due to their dogs and how high they can jump. Tom recommended that since the Neighborhoods at Young's Peak ACC has approved and allows fences up to 6ft that this appeal be approved.

The Board further discussed the appeal regarding height and previous fence approvals.

John Schuster (Lot 1) made note that they would not be requesting a higher fence at a later date that they are just seeking approval for the 5ft fence with a 1ft variance, nor would they want to put in an electric fence.

MOTION: There was a motion to approve the appeal for the 5ft fence on lot 1 in Neighborhoods at Young's Peak which was seconded. With no further discussion, the motion carried without dissent.

OLD BUSINESS

South Shore Signs/Mag Chloride Discussion – Management updated the Board that the County would need to know by March of 2022 if the proposed roads in South Shore were going to be added to the Mag Chloride application inventory and payment for that service would need to be received by May. Management gave a recap of costs to the Board, 1/10 mile = \$500-\$600. South Shore is requesting

roughly \$9,230.94. Some residents of South Shore would like to see this money come from the restricted funds South Shore has pertaining to road infrastructure. Board further discussed different options in obtaining the funds or using the restricted fund once and then having South Shore residents special assess for this service.

MOTION: There was a motion to approve the use of the South Shore restricted road reserve funds for the application of Mag Chloride not to exceed \$10,000 which was seconded . With no further discussion, the motion carried with 4 in favor and 2 opposed.

Website (www.stage-coach.com)

Eli updated the Board that last February the Board approved the development of a new website platform for the www.stage-coach.com website. This will enable Management and those with access to complete updates, which will hopefully help with the efficiency in which the website is updated. The new platform comes at an additional \$56 annual increase from the \$228 SPOA was previously paying.

MOTION: There was a motion to approve the new website platform and accept the new fee which was seconded. With no further discussion, the motion carried without dissent.

Management noted that it will need to be determined at a later date who will be given access to make these updates if there is anyone besides Management.

SLASH PILE

Eli updated the Board that at the September meeting the Board decided to issue an RFP for someone to manage the slash pile for the 2021-2022 Winter burn season. Management sent out an RFP to the Board that Tom commented on. Tom's redline edits were made in a new RFP that was provided to the Board. The Board discussed the latest RFP with Tom's corrections.

MOTION: There was a motion to approve the RFP with Tom's edits which was seconded. With no further discussion, the motion carried without dissent.

Management noted that the RFP would be sent to NRS, Oak Creek Fire Department, Marshall Tree Service and Western Tree. The Board was asked to let Management know if they had anyone else who might be interested in this work. Brayden Jerde said he would send an e-mail with several interested vendors around the area.

STANDING COMMITTEE DISCUSSION

ROAD COMMITTEE UPDATE – Eli gave a brief update to the Board that in September they had approved a project in the Southern Subdivisions with a NTE \$66,611, the project ended up having a 1.1% variance from the NTE. Eli then turned the discussion over to Chris Simao who further elaborated on the variance of \$789 over the allotted \$10,000 that was approved for Four Points to oversee the work that NRX completes. The variance was for Four Points administrative work that was not accounted for. Progress is still moving forward as Four Points has agreed to continue with the work even with the variance not being approved, materials have been ordered.

MOTION: There was a motion to have the administration portion of the Four Points fees for the project that was approved at the last meeting to be increased from \$10,000 to NTE \$11,000 which was seconded. With no further discussion, the motion carried without dissent.

YVEA EASEMENTS

Management gave an update regarding the easements that Luminate is looking to have the Board sign regarding the placement of fiberoptic cables. Management was not able to easily find the existing easements and told the Board it will take roughly an hour to an hour and a half worth of work to find and print the existing easements since they are prior to 1984. Management summarized Sally's response regarding this topic that she provided stating that she is not certain that SPOA can grant easements through common areas and if they choose to grant it, she suggests that the application document provided from earlier easement discussion should be signed eliminating liability to the HOA. The Board further discussed and decided that they need to know what the current easements outline regarding what YVEA currently has and if they are seeking more, if they are seeking more, do they necessarily need more than what they have currently? This topic was tabled until further information is provided.

ACTION: Management will get copies of existing easements from the County Recorder's Office and provide those to the Board.

New Business

Grant Application

Management updated Board that the previous Board had give direction to have Mike Farrell complete a grant application for legal costs incurred for the inquiring into the new subdivision that was being proposed to the County. The Red Hawk Village subdivision along with other owners from other subdivisions felt this proposal was going against the 2017 adopted Master Plan of Stagecoach that stated only low-density builds would be approved and they believed this development was of higher density.

The Board further discussed this application and the criteria moving forward and grant applications need to be approved prior to funds being spent. It was also discussed that if this is approved a precedent will be set moving forward.

MOTION: There was a motion made to reimburse the Farrells for their investment in representing the SPOA community and their neighbors with the support of many of the residents around this development which was seconded. With no further discussion, the motion carried with 5 in favor and 4 opposed.

2022 Proposed Budget Review

Management updated the Board on the 2022 proposed budget and a timeline on where SPOA is at for approving a budget, sending out a special meeting notice, having the owners review the budget and sending out assessments. Management suggested the Board meet in November to approve the 2022 budget. The Board decided the approved budget would need to be sent out to the HOA no later than the end of November and meet mid-December to review the budget and assessments would be sent out prior to January 1st.

Tom Watts proposed to prepare a final product budget based off Board discussion per an e-mail questionnaire that provides input on what is important to the members of the Board for the coming year and present it at the November meeting. A discussion item should be where funds are being allocated.

Board will work on a meeting date in November through an e-mail discussion.

Policy Updates

HB21-1310 Homeowners Association Regulation of Flags and Signs – Management updated the Board on the new Colorado Statute that is in effect pertaining to the enforcement of flags and signs. Content can no longer be prohibited. Covenants that prohibit content of flags/signs are no longer valid and unless the Association adopts a policy resolution outlining more detail regarding location, size, amount and they need professionally done the Association will be Governed by the State to this regard. Management also informed the Board that Colorado had also revised the Record Inspection Policy that will now have fines implemented if records aren't produced in 30 days and the fines would back date to the tenth day the documents were produced. Management informed the Board they have been working with a law firm who will compose flag/sign language for a flat rate of \$250 and align the Associations Record Inspection Policy with the State for \$60.

The Board further discussed this topic and decided it would not pursue the flag/signs resolution policy.

MOTION: There was a motion made to pay the law firm the requested amount to bring the SPOA Governance Policy into compliance with State Law which was seconded. With no further discussion, the motion carried without dissent.

Variances in Not to Exceeds – This discussion is based off the situation that happened to the approved road work that had a variance. The Board decided to able this topic and discuss via e-mail and bring solutions to the next meeting.

Ancillary Building Square Footage– Management updated the Board on the current status of where the previous Board left discussions pertaining to this topic. The previous Board had left with two solutions. Solution A: Set a limit for ancillary building to 1250 sq. ft. Motion B: Strike current language and replace with “dwellings 2000 sq. ft. may have an ancillary building up to 50% of the floor area of the building that contains the dwelling.

The Board further discussed and decided to have the SPOA ACC address the issue and poll through e-mail, Board input to try and compose language that hits all areas of concern. The final product would then be brought to the Board for approval.

Establishing of Committee's/Board Terms

Fire Mitigation Committee – Eli updated Board that at the last meeting this Committee was established and is currently waiting on a member of the Board to Chair this Committee.

Chris Simao volunteered to Chair this Committee and Kit Buell offered to assist Chris.

MOTION: There was a motion made to have Chris Simao be appointed as the Chair of the Fire Mitigation Committee with the understanding that Kit Buell will be assisting which was seconded. With no further discussion, the motion carried without dissent.

ACTION: Management will send the contact to Chris and Kit of the interested owners who wish to participate in the Fire Mitigation Committee.

Board of Directors 1 year term Vacant Position- Eli updated the Board that after the last meeting it was not decided who out of the 4 newly elected Directors would be taking the 1year term from the previous Director who resigned.

Tom proposed a method where a number one through four is written on a piece of paper by either Eli, April or Michelle and the Director who gets the “secret” number will fill the 1year term. The method was not opposed.

The number 2 was chosen, John Peterson chose that number and he will be taking the 1year term.

Rules Committee- Since John Peterson is filling the 1year he will be joining the Rules Committee.

Appointing of ACC Member

Eli updated the Board that the SPOA ACC is looking for one person and that the ACC is looking for more participants but needs at least three.

MOTION: There was a motion made by to appoint Michael Gaenzle to the ACC Committee which was seconded by. With no further discussion the motion carried without dissent.

Establishing of Upcoming Meeting Dates

The Board decided to discuss this via e-mail

Recording of Minutes

Eli added this item to the agenda to address the format in which the meeting minutes are recorded as there has been discussion through e-mail with the members of the Board.

Some members of the Board feel as though names of the board member should be included in the minutes to address who is making the motion, second and how every member of the Board votes.

MOTION: There was a motion made for purposes of transparency the votes on motions are reflective to how each member of the Board votes which was seconded. With no further discussion the motion failed with 3 approving and 5 opposing.

TREASURER’S REPORT

The Board chose to table this since there were no specific questions to the Treasurer who synopsized the financials through August 31st.

Management noted that the annual financial review has been completed and needs to be signed off on along with the proposal for next year’s services.

COMMUNITY MANAGER’S REPORT

Application Summary- Management gave an update that there are currently no applications that are being reviewed. 12 house applications have been processed this year. One landscape application, one application for cement pads, two applications for repainting, four fence applications and one green house application have also been processed. Out of the house applications 1 has been a formal application and eleven have been informal.

ACC Activities-Covenant/Rules Enforcement Activities – Currently there are 3 lots that are out of compliance. The Board is working to enforce the Covenants and bring these lots into compliance. The County is working on finding and identifying the lot that has the unapproved structure in South Station II. Camping on another lot has been addressed and the upkeep of another lot is being monitored. Management noted that they have received several complaints regarding camping in the South Station area's and has said this is mainly due to the high turnover in sales in his area.

Square Footage Ballot Update- Management updated the Board on the voting status on where SPOA is currently from when the ballots were initially mailed out in July. 398 total ballots have been received out of the 1498 required ballots. The Board has not set an end date for this vote.

MOTION: There was a motion made to close the voting on the square footage covenant change by December 31, 2021 which was seconded. With no further discussion the motion failed with four in favor and four opposed.

MOTION: There was a motion made to compose the letter to the ownership and be sent without Board review for this correspondence only which was seconded.

AMENDED MOTION: There was a motion made to compose a letter to the ownership which will be reviewed by all Board members who will have a three, day opportunity to respond with comments or their approval which was seconded. With no further discussion the motion carried without dissent.

ACTION: Management will compose a letter to be sent to the ownership and send to the Board for approval prior to sending, updating everyone on the current status of this vote.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 7:05PM.