

Stagecoach Express

Stagecoach Property Owners Association

A Quarterly Newsletter

www.Stage-Coach.com

No 2nd Quarter • 2022

President's Message

A Lack Of Sewer Lines Will
Prevent Home Construction
In The Future

Neighborhood Grant
Program

Stagecoach Real Estate
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July 17, 2021 DRAFT

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President's Message

By Eli Nykamp

Happy Summer! It has been a wonderful Spring with a very nice dose of precipitation through May, I for one am really looking forward to enjoying the wonderful place we call home and adjoining State Park as we shift seasons.

We have had some great participation in our last few Board of Directors (BOD) meetings, it seems that the Zoom format helps make the meetings more accessible to the membership. We need your feedback, meeting participation is one way, or you can always contact us in between BOD meetings, either through Stagecoach Property Owners Association website (<https://www.stage-coach.com/board-of-directors>) or Steamboat Association Management. Please let us know what your association can do for you; what is going well or what would you like to discontinue? Would you like the BOD to consider an agenda item for an upcoming meeting?

We are very excited to announce our first in-person meeting in quite a while, we will have our annual meeting Saturday, July 23rd, at the Stagecoach fire station from 9am-12pm, we hope to see you there.

SPOA has an updated website, please check it out. The aim was to make the interface more user friendly and make it easier for management to update. The BOD is also asking for Stagecoach area photos to be uploaded to the website, please send digital photos you may have of the area to us.

At the last meeting we closed the voting on a proposed square footage amendment to the covenants, the proposal

was to lower the minimum square footage for a primary residence to 500 square feet, the proposal failed. In total SPOA received 458 votes, with 261 being in favor, well short of the 800 votes needed to initiate a covenant change. 458 votes represents approximately 20% of the membership. Voting was open for approximately one year, the proposal had been discussed at previous BOD meeting extensively before that. This is a great example of where the BOD would like to see more involvement and feedback- from these results we can guess that the membership was not interested in changing this section of the covenants, however, more voting would give us definitive direction. Are there sections of the 51-year-old covenants you would like to see changed? Let us know.

In closing I would like to thank three of our volunteer committees. The Trails, Road, and Fire Prevention committees have many dedicated members with a ton of great ideas and initiatives. All three committees are pushing forward great projects that they feel will enhance and improve our community. Please join an upcoming meeting or review our meeting minutes to find out all the great work they are doing.

Thank you,
Eli

UPCOMING SPOA MEETINGS

Board Meeting: June 23, 2022 at 4pm

Annual Meeting: July 23, 2022 at 9am in person at the
Stagecoach Fire Station, 30640 Stagecoach Trail
at County Road 16

*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*

STARLINK INTERNET SERVICE

Stagecoach residents may have the ability to access Starlink internet support. The internet service described by the service provider is below:

"Using advanced satellites in a low orbit, Starlink enables video calls, online gaming, streaming, and other high data rate activities that historically have not been possible with satellite internet.

Users can expect to see download speeds between 100Mb/s and latency as low as 20ms in most locations."

This is another internet option in the area and not a solicitation or endorsement by SPOA. In interested, you can explore utilizing by visiting: www.starlink.com. This internet option is for household use and not a communal service.

Kindergarten Registration

If you have a child who will be starting Kindergarten at South Routt Elementary next fall and he/she is not enrolled in the SoRoCo Preschool please either call the elementary school (970-638-4558) or email tgates@southrouttk12.org. In order to start kindergarten children must be 5 years old before October 1, 2022. Thank you.

A Lack Of Sewer Lines Will Prevent Home Construction In The Future

By Tom Watts

Stagecoach consists of four condominium projects and twenty different residential subdivisions. The condominium projects have a total of 163 apartments. The residential subdivisions have a total of 2,072 lots. All of the apartments but only 472 of the residential lots have sewer service available. Unless additional sewer lines are constructed, over 1,000 lot owners may be deprived of the ability to construct a house on their lot. The purpose of this article is to explain how this situation arose and how it may unfold in the future.

When the Stagecoach developer, Woodmoor Corporation, presented its development plans to Routt County back in the 1970s it proposed high density zoning, with most lots being a half acre or less in size. To dispose of the wastewater from the lots, Woodmoor also proposed that it would form a water and sanitation district, and provide the money for that entity to construct a sewage treatment plant and to build sewer lines to service all of the lots. The County agreed and Woodmoor proceeded to form the Morrison Creek Metropolitan Water and Sanitation District. Woodmoor also added a provision to the Stagecoach Declaration of Covenants, Conditions and Restrictions which requires that, "Any residence constructed on a Lot shall be connected with any public or community water or sewage disposal system which may be formed or created to serve the Subdivision." So, if things had gone according to plan, all the lots at Stagecoach would have had access to sewer lines constructed by Morrison Creek and all homes constructed on those lots would have been required to connect to the sewer system. But Woodmoor declared bankruptcy in the mid- 1970s and Morrison Creek declared bankruptcy not long after that. Although Morrison Creek was able to construct the treatment plant, it did not have sufficient

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funds to construct the majority of the sewer lines.

When Morrison Creek came out of bankruptcy, it was clear that it would not be able to obtain funds to finish construction of sewer lines; all it could do was service the homes connected to the existing lines. This left about 1600 lots with no access to wastewater disposal. In 1982 Morrison Creek and the County entered into an agreement to provide a partial solution to the problem. They agreed that the County would allow construction of a limited number of single family homes in each subdivision on the condition that the wastewater and sewage from each home would be collected in a, "sealed sanitary system" and then pumped out by Morrison Creek, or a contractor hired by Morrison Creek, into a truck which would then deliver the wastewater and sewage to the treatment plant.

Since the time the agreement was signed, approximately 104 lot owners have installed "sealed sanitary systems", commonly referred to as "vaults," and constructed homes on their lots. Morrison Creek has contracted with Nordic Pumping to provide pumping services and periodically

inspects each vault to insure that it is being emptied in a timely manner. Wastewater and sewage is removed from the vaults by Nordic, at the request of the owner, and Nordic collects from the owner both the sewage treatment fee charged by Morrison Creek and its own hauling fee. The process runs quite smoothly and, in theory, could be expanded to include hundreds of additional vaults.

There is, however, a limit. The 1982 agreement provides that the County will only issue building permits for a certain number of homes in each subdivision. The number of permits depends upon the area of the subdivision. One permit is allowed for every 5 acres of area in the subdivision. Attached is a list showing the total number of building permits allowed for each subdivision. Also shown is the number of permits that have already been issued in each subdivision. You can see that the remaining available permits range from 6 for Morningside to 62 for South Station I. The important point, however, is that there are more than a thousand lots in the subdivisions that will not be eligible for building permits. Once the available permits for a particular subdivision have been issued, owners will have to find another way to satisfy the wastewater removal requirement before they can obtain a permit to build on their lot.

Stagecoach...
Paradise Found!



Ready to Buy, Sell, or Build?
Stagecoach Homes & Lots are HOT!

***I'm a long time Stagecoach Resident,
representing Buyers & Sellers for 17+ years.***

No One Knows The Territory Better!

***Contact Me Today For The
Most Current Real Estate News!***



Rebecca Bailey

970-757-1111

Rebecca@SteamboatBuySell.com

STAGECOACH VAULT ACCOUNTING REPORT by SUBDIVISION

12/16/2021

Subdivision	Acres	Total Lots	Allowed Vaults Acres / 5	Building Permits Issued Vaults	Building Permits Remaining Vaults	Note
Blackhorse I	117.4*	101	24	10	14	
High Cross	155	65	31	3	28	
Horseback	328*	211	66	13	53	3 homes connected to sewer not included
Morningside I	172.5*	183	35	28	6	4 homes connected to sewer not included
Overland	196	138	39	2	37	Jones & Buell
Sky Hitch	282	93	56	3	52	
Skyhitch II	98	59	19	1	18	
Skyhitch III	64	43	12	0	12	
Skyhitch IV	246	167	49	0	49	
Southshore	508.8*	218	102	47	55	5 pre 6/15/95 LOA's w/no bldg permit included in total
South Station I	313	219	62	0	62	
Southstation II	233.7	131	47	0	47	1 pre 6/15/1995 LOA w/no bldg permit included in total
TOTAL		1628	542	104	433	

* Acreage of served lots has been deducted from total acreage

Morningside = 5.6 acres (lots 27, 28, 29, 30, 31, 32, 36)

Horseback = 7.5 acres (lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 74)

Blackhorse I= 5.6 acres (lots 26, 71, 72, 73, 74, 75, 76, 88, 94,)

Southshore = 3.7 acres (lots 134,135,136,137,138)

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Routt County Burn Guidelines

Outdoor burning on commercial and multi-family properties is prohibited without authorization from the on-duty Battalion Chief at (414) 570-5610. or visit <https://www.oakcreekwi.org/government/departments/fire/burning-guidelines>

ATTENTION All Owners

As the weather gets warmer the urge to get outdoors increases, please remember if you have a vacant lot camping is NOT ALLOWED! This area is zoned residential and while it may feel you're out in open wilderness actual homes are very close by. If you see this please reach out to April Sparks the Property Manager at asparks@steamboatassociations.com with detailed information such as lot number/address. Thank you!

Process for ACC Review and Approval

- An application is required anytime an owner wants to build a home, modify an existing home, add a garage, porch, deck, shed or fence to their property or change or build a driveway.
- All applications shall be delivered to the Association Manager by email or can be delivered in person at Steamboat Association Management at 675 Snapdragon Way Suite 100 in Steamboat Springs.
- All applications must have a drawing of the proposed work attached.
- An application for a new home must be accompanied by a \$250.00 fee. All other applications are free.
- Applications may be submitted formally or informally. A formal application requires the ACC to approve or disapprove the submittal within thirty days as per the Covenants. A Formal application requires that the plans submitted to the ACC are substantially the same plans as those submitted to the building department.
- An Informal agreement is another option which allows for discussion between the ACC and the applicant in order to achieve a plan that can be submitted to the Routt County Building department that is acceptable to the ACC. As it is not a formal application, the 30 day requirement is waived with the end result being an approved plan that can be submitted to the County for approval. This option serves well for projects or houses that are a bit out of the ordinary or if the owner would like to work with the ACC to come up with the best result through discussion.

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Neighborhood Grant Program

Welcome to Stagecoach Property Owners Association Neighborhood Grant program. We believe that citizens are our most valuable resource and it is our goal to promote positive neighboring activities and neighborhood revitalization by providing financial assistance through neighborhood grants. Grants up to \$2,000 are available for eligible projects. Please read the application found at the back of this newsletter thoroughly first.

Eligible activities may include:

- Neighborhood clean-ups
- Block parties/potlucks
- Beautification projects
- Common area improvement projects

Ineligible activities include:

- Projects on private property
- Political campaigning
- Homeowner Association business expenses
- Alcohol purchase

Grants will be evaluated based on the following criteria:

- Fostering positive neighbor relationships
- Building a sense of pride in one's neighborhood and community
- Inclusive outreach to all residents in the neighborhood
- Number of neighbors participating and benefiting from event
- Matching donations and volunteer hours contributed to event
- Efficient allocation of Association resources

Grant Terms and Conditions

- Applications submitted after the event/activity will not be considered
- All grants must be utilized for projects benefiting the entire neighborhood.

- Grants must be submitted by neighborhood residents or HOAs.
- Up to \$2,000 will be granted to a neighborhood in a calendar year. A neighborhood will be considered an area no smaller than 1,000 foot radius from grant recipient's address for this purpose.
- Signed permission is required if event is held on private property; see application.
- Receipts and an evaluation must be submitted to the Association within 2 weeks following program or event. If you fail to turn in these items, you may be ineligible to apply for future grants.
- Please note: Grant monies cannot be paid to an Association or Steamboat Association Management employee.

Send your completed application to:

Stagecoach Property Owners Association
Neighborhood Grant Program

Email: asparks@steamboatassociations.com

Mail: 675 Snapdragon Way, Suite 100
Steamboat Springs, CO 80487

Award

Notification of awards will be by email unless requested otherwise. The notification will include a contract between the Association and the applicant. The contract must be received by the Association before the check can be mailed.

Thought should be put into planning in order to allow time for checks to be written and administered to neighborhoods. Checks may not arrive until 4 weeks after the Friday following the close date of the application period, meaning that the funds may be considered a reimbursement for the event rather than provision of funding prior to the event, depending on timing of your event.

Additional Information

Please call April Sparks, the Association Manager, with questions or comments. She is happy to serve as a resource and to provide examples of previously funded events or projects. April can be reached at 970-875-2810 or asparks@steamboatassociations.com.

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Stagecoach Real Estate Market Update

By Kerry Eaton & Ali Moore, Town & Country Properties, Oak Creek

2022 1st quarter real estate transactions.

Since January of this year, 8 single family homes have sold, ranging from \$842,000 to \$1,295,000. The average sales price is \$969,925, up from \$746,245 in 2021. Homes are selling on an average for 102% of list price up from 99%

in 2021. Currently there are 2 active listings both are over a million, and 3 under contract.

There have been 7 condo/townhome sales to date, ranging from \$313,000 to \$435,000. The average sales price is \$371,728 and they are selling on an average of 99% of list price. Currently there is 1 active and 1 pending.

This year there have been 40 sales, ranging from \$8,000 to \$435,000 (7.15 acres in Blue Valley). This year vacant land is selling on an average of 96% of list price. Currently there are 32 active listings, and 13 are under contract.

Overall, the real estate market in Stagecoach remains strong, with limited inventory and strong buyer demand you can expect this activity to continue well into 2022.

Information provided is from the Steamboat Springs MLS, and does not include private sales/listings. It is deemed accurate but not guaranteed. Stats thru 04/30/2022.

Thinking of *Buying* or *Selling*? Call us! Together we can customize a marketing strategy that works specifically for you.

We can promise you honesty, integrity, loyalty, hard work, timely communication and most of all **VALUE**. We will get your property sold for the highest amount that our current market will bring.

Town & Country Properties has been proudly serving the Yampa Valley since 1992.



Kerry Eaton
970-846-9591
kerry@steamboatarea.com



Ali Moore
970-846-0329
ali@steamboatarea.com



ATTENTION All Owners

NO snow mobiles, four wheelers, side sides or any other recreational vehicles are to be recreating on SPOA common area. Be respectful to open space that is used for non-motorized purposes. If you see this please reach out to April Sparks the Property Manager at asparks@steamboatassociations.com.

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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 Year, First Term)

elinykamp@gmail.com

VICE PRESIDENT

Chris Simao (First Year, First Term)

Christopher.simao.spoa@gmail.com

SECRETARY/TREASURER

Tom Watts (First Year, First Term)

twatts@comcast.net

MEMBERS AT LARGE

Brayden Jerde (Second Year, Second Term)

bmjerde10@gmail.com

Julia Wallace (Second Year, Second Term)

wallacetewa@gmail.com

Amber Stewart (Third Year, First Term)

amberlaurel2000@gmail.com

Kit Buell (First Year, First Term)

kitbuell@gmail.com

John Peterson (Third Year, Filling Term)

srgnat@msn.com

ACC Committee Members

CHAIRPERSON: Tom Watts, twatts@comcast.net

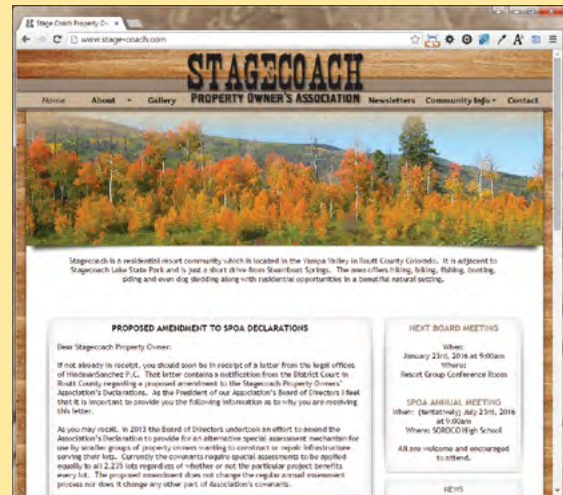
ACTING MEMBERS:

Mike Gaenzle, michaelgaenzle@gmail.com

Lucia Howard, lnajse00@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

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
April 6, 2022
Meeting Minutes
DRAFT

The Board of Directors meeting was called to order by HOA President, Eli Nykamp, at 4:03 PM.

Roll Call

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

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

35 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 January 26, 2022 were reviewed.

MOTION: There was a motion to approve the minutes as presented which was seconded. With no further discussion, the motion carried with 6 in favor and 1 Board member who abstained.

OLD BUSINESS

Record Inspection Policy Resolution Adoption

Management made the Board aware that a summary of the policy resolution was put in the newsletter that went out on February 25, 2022 and the full policy is available on the website. Management has received no feedback from owners regarding the resolution. The Board can now choose to formally take action and adopt the policy resolution. Once it's been adopted the President and Secretary will need to sign and date it. This will then be uploaded onto the website as adopted.

MOTION: There was a motion to adopt the Record Inspection Policy Resolution which was seconded. A member of the Board questioned whether or not the policy to formally adopt policies was correctly followed. It was thought the full policy needed to be outlined in the newsletter. The motion and second was rescinded.

At a separate point in the meeting this topic was brought up again. The policy that the Board member referred to was outlined. The policy states that: Prior to formal action, the Board shall give notice of the proposed policy(ies), procedure(s) or rule(s) in a regular quarterly Newsletter, but in any event, not less than 30 days prior to action. The notice in the Newsletter may be a general summary of the proposal if the full text of the proposed policy, procedure or rule is posted on the SPOA website at least 30 days before action. Having met the requirements of the Amendment Policy, the Board chose to move ahead with adoption.

MOTION: There was a motion to adopt the Record Inspection Policy Resolution which was seconded. With no further discussion the motion passed without dissent.

SQUARE FOOTAGE UPDATE

Since the last update 38 more ballots have been received making the total count 438 total votes that are applicable. 20 ballots have been received that still owe on their assessments. Management has resent 105 ballots out to owners that either weren't received initially or had been misplaced. Unfortunately, that amount has not been returned.

The Board further discussed and decided that based off the amount, of votes received and those that are in favor being 261 isn't close to the 800 plus votes needed to take show the courts that the owners are in favor of this amendment. If 400 opposed votes are received the amendment fails to pass. Two items need to be shown to the courts along with the proper discussion of the amendment. One the amount, of approved votes is at or above 800 and the opposed votes are not close to 400.

MOTION: There was a motion to close the amendment vote, which was seconded. With no further discussion the motion carried with four in favor, three opposed and one member abstaining.

New Owner/Previous Owner Votes- Management made the Board aware that 8 new owners had reached out who would like to vote, but the previous owners had already voted for those lots prior to selling. Since the vote has been closed no direction from the Board regarding this is needed.

Ancillary Policy Revision

At the last Board meeting the Board was going to try and discuss this topic through e-mail to generate some revision ideas. Management is not sure this took place and was not copied on any e-mail correspondence if this took place. Management asked the Board how they would like to proceed regarding this topic.

Since there are now three members on the ACC Committee the President asked the Chairman if they would be willing to take on this task. The Chairman stated that typically the ACC will discuss these items and make a proposal to the Board.

ACTION: The ACC will further discuss a revision to this policy and present to the Board if they decide a revision is necessary.

Cluster Boxes on Maricopa Trail Follow Up

Management has not been able to get a proposed location for the cluster boxes due to the amount of snow. Now that the snow is melting, it will be easier to get a few locations to propose to the Board. This item will be added to the next meeting agenda.

ACTION: Management will get locations for a new set of cluster boxes and discuss with the Post Master. They will try and get a location within a right of way or County maintained road and talk with Routt County Road and Bridge to see if they will maintain. It was also noted to contact Yampa Valley Electrical to be sure the proposed location does not have any electrical infrastructure.

MEMBER COMMENT

There was no member comment.

NEW BUSINESS

COMMITTEE UPDATES

RULES COMMITTEE

Management made the Board aware that John DiNicholas has chosen to resign from the Rules Committee. Going forward any compliance issues not able to be resolved by Management informally will need to be passed to the full Board to resolve.

Letters were sent to the owner of lot 77. A letter was composed, but was not able to be sent to the Tenant of lot 77 as Management did not have a mailing address for them. Management spoke with the Tenant directly over the phone and it was stated that the business is not longer being ran out of the home and they would no longer use recreational vehicles on common areas. The tenant does not want any trouble for the owner. Management did confirm that it did appear the business is no longer being ran out of the home.

FIRE MITIGATION COMMITTEE UPDATE

Chris Simao was not present at the meeting. This update will be tabled to a later date.

Trails Committee Update

Amber Stewart gave the update regarding the recommendations that came from the last Trails Committee meeting.

The first recommendation was to request \$8,000 from the Board to gravel the upper and lower sections of the N-10-A trail that was recently built. This money would also go towards adding geotextile fabric to these portions of the trail. The upper and lower sections were selected because they get more moisture. This cost is just for material and equipment. The labor would be on a volunteer basis.

The second recommendation was for \$17,000 for new trail construction for this year. The Trails Committee will specify portion of trail to be built, trail will be a continuance of the N-10-A trail. Trail construction is anticipated to occur in October of 2022.

The third recommendation is to issue a survey to aid in the Trails Committees prioritization and design of the trail systems going forward. The plan would be to issue an online survey at the annual meeting in an attempt to get better participation.

MOTION: There was a motion to authorize the Trails Committee working with the Managing agent to select a supplier and equipment rental service to not exceed \$8,000 for the purpose of graveling and materials for the upper and lower sections of the trail N-10-A pursuant to the maps that were provided at this meeting which was seconded. With no further discussion the motion carried without dissent.

MOTION: There was a motion for the Board to authorize the Trails Committee to select a route for the continuation of trails in the South Shore subdivision. Having an estimated approximate construction cost of \$17,000 which was seconded. Further discussion pursued regarding the motion. The Directors will still need to approve the path that is selected by the committee. This gives the committee the go ahead to map out a path with the expectation that they will have \$17,000 to spend on that trail. After discussion the motion carried with 6 in favor and 2 opposed.

MOTION: There was a motion to have Management work with Amber to provide the proposed trails survey to the members provided that the cost does not exceed \$1,000 which was seconded. With no further discussion passed without dissent.

Tom Watts provided an update regarding the discussions that have been had with Tri State regarding CA6. Tom discovered when researching last fall and firmly believes that SPOA already own maybe 30% of CA6 as a result of historical events. The appraised value for CA6 and the second parcel came in at \$50,000. The appraisal was presented to the Tri State representative who agreed this was a fair amount and he would take it to his Board. The notion that SPOA owned a percentage of CA6 was mentioned to the representative who said he could not make that determination on his own and he would work on getting a title for the land.

The title provided was not worth much. It did however confirm that Tri States ownership of the property is encumbered by SPOA's Covenants. It also confirmed that the property is still subject to the restrictions imposed when the plat map for South Shore was drawn.

The County has valued CA6 at \$38,000 and this is mainly due to the fact that this area is unbuildable. Tom went back to the County Assessor in regards to whether or not SPOA does in fact own part of the lot. Once that information is received it will be taken back to the Tri State representative to point out in the hopes to lower the cost of the parcel, that one it can't be built on and two SPOA owns a percentage. Tom will follow up after that takes place.

ACC Committee Member Nomination

Two owners were interested in serving on the ACC and brief bios were provided to the Board in the meeting packet. More than three members are permitted to serve on the ACC they just need to be nominated by the Board. Currently the Committee has only two members

Kim Barrick- Kim was not nominated at this time. She requested it be delayed until the next meeting when she will be in attendance.

MOTION: There was a motion to nominate Lucia Howard to the ACC which was seconded. With no further discussion the motion carried without dissent.

Grant Application

Eagles Nest- Eagles Nest Townhomes submitted an application for a SPOA grant for the full amount of \$2,000. This is to assist with tree/fire mitigation efforts around their property. They received a proposal from All Weather Services that came in at \$7,000, their HOA will be covering the remainder cost if the grant of \$2,000 is approved. This project will benefit all 32 units within the HOA.

MOTION: There was a motion to approve the grant application as presented which was seconded. With no further discussion the motion carried with 7 in favor and one member abstaining.

Lot Consolidation

Horseback- The owners of lots 47, 48, 49, 50, 53, 54, 55 and 56 of Horseback have completed the required information outlined in Article XIV of the Bylaws and are needing the Board to sign off on vacating of the easements.

MOTION: There was a motion to approve the application to vacate the trail easement bordering the eight lots in Horseback contingent upon the completion of the application agreement which was seconded. With no further discussion the motion carried without dissent.

ACTION: Management will ensure that the owners sign and understand the terms of the agreement that is in the Bylaws Article XIV.

2nd Quarter Newsletter

Management discussed the 2nd quarter newsletter and wanted to get an idea of what information was wanting to be included. Management would like to have items no later than April 27th in an effort to get newsletter out by the beginning of May.

Tom Watts volunteered to write an article regarding the remaining vault permits. He will make specific mention of the Morningside vaults that remain. He suggests publishes the updated list of remaining vaults. Eli Nykamp will tie into the Presidents message the outcome of the square footage amendment and encourage members to participate in the upcoming surveys. Brayden Jerde brought up the idea of including the information members can sign up for Starlink internet service.

ACTION: Management will talk with Chris Simao on getting an update for the Fire and Roads Committees.

2022 Landscaping Contract Coyote Run

Management wanted the Board to be aware of the contract increase to complete landscaping for the playground located on common area at Coyote Run. Last years contract amount totaled \$1,069.50. This year's contract came in at \$2,100 making a cost difference of \$1,030.50. Management was not able to get anyone else to provide proposals. SAM Maintenance would be able to come out once a month and complete mowing, trimming and complete some cleanup.

The Board discussed having the members of Coyote Run contribute some funds with the upkeep of the park. They discussed cutting services from weekly to once a month.

MOTION: There was a motion to approve the contract as presented which was seconded. With no further discussion the motion carried without dissent.

ACTION: Management will contact the Coyote Run HOA and make them aware that with costs arising for the upkeep of the playground SPOA might be reaching out for their assistance to maintain.

Website Pictures

It was brought up that the website currently contains pictures that scroll through on the homepage of forest fires. The pictures were uploaded with the intent they would just be on the Fire Mitigation tab. However, the website currently does not have that capability.

ACTION: Management will get a cost estimate for having tab specific pictures from Creative Bearings.

ACTION: Eli will include in the Presidents message for the newsletter asking owners to send in their pictures of the area.

Treasurers Report

2022 Financials February 28, 2022- Tom Watts provided a brief summary of the February financials. Tom brought up that there is more than the allotted amount for CAB account. Tom discussed moving \$70,000 from CAB to the YVB account.

ACTION: Management will work with accounting and get rates and information pertaining to CDARS and other options.

Board Member Resignation- John DiNicholas informed the Board that he would no longer be a member of SPOA as the sale on his lot was closing the following the day.

United States Treasury Report- Management brought this up and asked if the Board has been able to contact the Treasury. Accounting will not pay the invoice of \$2,340.66 until they have Board direction. This invoice is in regards to a civil penalty for Stagecoach. SAM was informed civil penalties are usually relating to discrepancies in payroll tax wages reported and what the IRS has on file. SPOA had payroll prior to SAM managing and those returns were not filed by Management.

Tom who volunteered to talk with the Treasury has not yet done so.

Foreclosure Analysis- The Board chose to discuss this at a different date to come up with a plan of action. Not necessarily at a Board meeting and possibly just with the Treasurer.

COMMUNITY MANAGER'S REPORT

Application Summary- For 2022 there is currently one house application being formally reviewed, one has been approved. Once shed application has been approved. There are four house applications currently being reviewed by Neighborhoods at Youngs Peak that will be sent to SPOA once that Association has approved them.

ACC Activities Covenant/Rules Enforcement- No new compliance issues have been brought to Managements attention. On the last monthly drive all issues found have been brought into compliance. Management was on property March 7th and last week.

Updates- The motions by subject tracker spreadsheet has been updated and was included in the packet provided to the Board. Everything except for this meeting and the last meeting minutes were included.

YVEA called on 4/5/2022 and informed Management the project got stalled last year due to new construction, concerns and deadlines. Construction got shifted this year to complete the project. I informed YVEA that SPOA would be taking no action. The representative said they will be executing the 40-15-602 statute. The formal documentation should be coming in the next few weeks.

Tom Rashid was issued the response that was outlined in the last meeting. Management has not heard back from him.

The ACC application was modified to reflect road improvements in order to help be proactive in identifying this work.

The Board discussed having the ACC redo the application to this regard and also including the removal of the "trees to be removed". Tom stated that regarding the trees that the Board should look into creating a policy that outlines further detail since this is outlined in the Covenants.

ACTION: The ACC will discuss revising the building/improvement application to include road improvements. They will also discuss a proposed policy to present to the Board pertaining to tree removal.

Next Meeting

Board Meeting- The next meeting was scheduled for June 23, 2022 at 4pm. This will potentially be a hybrid meeting with the Board meeting in person if possible and the owners meeting through Zoom.

Eli will potentially be calling a “special” meeting to further discuss the Road Committee and Fire Mitigation Committee proposals in order to get the work approved and started. A date will be discussed further with the Board through e-mail.

Annual Meeting- Management asked if the Board would be doing an in-person meeting or a Zoom for the Annual meeting. If the Board chooses an in person Management needs time to reserve a venue and get the notice started to send out to the 2,235 members that takes time and they don’t want to be doing it last minute.

The Board discussed the pros and cons of in person verse Zoom. They also discussed whether it would be better to have on a week day or weekend. Past venues were discussed and one of the best Annual meetings was held at the Fire Station that is in the area. Offering dinner was discussed as a way to get members to attend.

ACTION: Management will reach out to Chief Brady to see if the Fire Station can be used a place for the meeting and if there is a date in July that will work.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 6:30PM.