

**Stagecoach Property Owners Association
2024 Annual Meeting
August 10, 2024
Meeting Minutes**

I. CALL TO ORDER

The meeting was called to order at 10:00 AM MST.

II. WELCOME AND INTRODUCTIONS

Members of the ownership were welcomed, and the current Board members were introduced.

III. APPROVAL OF MEETING MINUTES

The 2023 Annual Meeting Minutes were reviewed.

MOTION: There was a motion to approve the 2023 annual meeting minutes as presented which was seconded. With no dissent nor further discussion the motion carried.

IV. PRESIDENT'S REPORT

Board President Eli Nykamp reported that it has been an interesting year for the SPOA Board. Last year the Board was notified that SAMs would no longer be managing SPOA. Employees were hired and are still getting up to speed, but SPOA is benefitting from this new self-managed model. The County has identified that Stagecoach is a growth area so many changes are coming to this area. The SPOA Board's role is to represent all 2300 members in all the

V. BOARD MEMBERS PRESENTATIONS

Fire Committee: Amber Stewart spoke about the Chipping Program in partnership with the Routt County Wildfire Mitigation Council. The first round is currently in motion and a second round will be offered for owners. The chipping will take place in late September. The purpose of this program is to reduce the size of the slash/burn pile. Amber Stewart answered owner questions.

Trail Committee: Tom Watts, a member of the Trail Committee, provided the update and progress to ownership regarding the South Shore Trail. A map was reviewed showing the existing trail in that area, what is being worked on and proposed trail connections. It was noted that allocated funds for the trail being worked on this year are running low, additional funds are being considered. Tom reviewed pictures of the trails and answered questions. Members were encouraged to volunteer to the Trails Committee to help make decisions if they are interested.

VI. TREASURER'S REPORT

Tom Watts provided the Treasurer's report.

Tom reviewed the assessment breakdown, and that one part goes toward Operating expenses, and the remaining part goes toward the Project/Reserve Fund. Expensed line items were discussed for both funds. Questions and comments were addressed by Tom.

VII. NOMINATION OF BOARD OF DIRECTORS

SPOA has a nine-person board. Terms are for three years. Tom Watts, Julia Wallace and a vacant opening (Kit Buell resigned before his term expired) term expire at this meeting. Jennifer Sherwood resigned her position as well. Tom Watts was appointed to fill the position for Jennifer Sherwood. Three members expressed interest to join the Board, Morgan Yost, Ray Hendry and Jim Chisholm.

Nominations: Morgan, Ray and Jim were nominated and seconded. With no other nominations, Members were elected by acclamation.

VIII. OWNERSHIP Q/A

- Stagecoach Mountain Resort was discussed, and many members had concerns with the potential of this development. Eli stated that he does not have private conversations with the developers and if he was asked to meet with them, he would call a special meeting so that all members could attend if they desired.
- There was further discussion regarding development within Stagecoach and the concerns.

IX. ADJOURNMENT

With no further business to discuss the meeting was adjourned at 12:09 PM MDT.