

Stagecoach Property Owners Association Stagecoach Express

A Quarterly Newsletter

www.Stage-Coach.com

No 2nd Quarter • 2021

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President's Message

By Kate Rachwitz

Hello everyone I hope you are all safe and well.

The last board meeting had 37 participants and 18 held on to the end! I want to thank you all for being part of this process. Fatiguing as it can be. This may be one good thing from the pandemic, providing easier access to the meetings, this will continue after this is all over as well. As my tenure draws to a close, in July, I want to thank the members for increasing their participation in the processes of the Board. We have a Trails Committee and Roads Committee actively meeting and moving forward to make improvements to Stagecoach.

I know a ballot will be coming soon and I ask you to vote and return your ballot so that the covenant can move forward depending on the vote.

From comments and other discussions, I've been a part of I still see some misunderstandings about the 500 square foot covenant. These are not tiny homes like seen on HGTV. The smaller homes will be on traditional foundations and look like other homes in SPOA only smaller. The quality of the building has to meet the same conventional stringent Routt County building code requirements as the larger homes and approved by the Architectural Control Committee, (ACC) these will not be "shacks". They will not be in communities like those in a recent article in the local Paper, these are single family dwellings in selected areas in Stagecoach with seasonal access and on roads Routt county doesn't maintain. It is an attempt to give landowners who have property that haven't

UPCOMING SPOA MEETINGS

May 15, 2021 - BOARD

July 17, 2021 - 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

seen any development in over forty years, a chance to finally build something affordable and appropriate for the area. I hope this better explains this covenant change. If you want to be a part of the future look of Stagecoach join the ACC, they need members to help as well.

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I would also like to invite owners to share their experience or testimonials or hints about building here in Stagecoach and living here as well. We would like to add these personal accounts to our Newsletters in the future and possibly the website. So please submit your stories and helpful advice for a FAQ section to be coming soon.

Thank you for your excellent participation, we are all in this together, remember there is no "They" here, we are all part of Stagecoach.

SHARE YOUR BUILDING TESTIMONIALS

Coming Soon!

The SPOA Board needs your help! They would like you to share your testimonials and experiences or hints about building in this area, to help out others who are attempting this journey. These submittals will go in the quarterly Newsletters under a FAQ section. Newsletters are mailed to all Owners and are put on the www.stage-coach.com website. If you would like to participate, please send all entries to asparks@steamboatassociations.com.

Stagecoach State Park Happenings

Hello neighbors! We are excited to have a section of your newsletter to pass on information about what's going on at Stagecoach State Park. We're looking forward to another extremely busy summer here at the park and wanted to start by giving you some projects we've been working on and some that are coming up.

First off, we were able to replace electrical infrastructure in our Pinnacle Campground this past Fall. We now have 50amp coverage in that campground! We are also in the process of replacing and upgrading our ANS boat inspection stations at both boat ramps and will be doing some concrete work, including replacing the skirt at the Morrison Cove restroom. Another key improvement was the installation of a self-serve kiosk at the main entrance, which sells day passes, individual passes and annual passes. It accepts credit card payments and helps add convenience for all park visitors. To support that effort and live camping reservations, we've added public wifi at the marina building and entrance station to help folks make reservations or buy CPW products online in a contact less way. Finally, due to some erosion on the west end of the Elk Run Trail, we are trying to secure funding to fix the erosion issue and move that trail up slope a bit. This project will likely occur this fall and we will post closure dates/times as we get closer. As you can see, we've got some exciting projects in the works!

It's been a busy and tough year for us all, but we're also happy to announce that we've recently reopened our free loaner gear program and are planning to provide interpretive and educational programming this summer. We'll be following county guidelines for capacity and doing our best to keep everyone safe. We can't wait to get back to engaging with you and our visitors through fun activities like our archery programs and movies on the beach!

With the recent appointment of Cory Spakes to the SPOA

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Board, our staff are very excited to renew our relationship with SPOA and local residents. One thing that would go a long way along those lines is increasing compliance with our park regulations. We would like to remind you all of a few things you all can do to help us as we manage your local state park and the increased visitation, we've all seen. As a community we are responsible for setting the example for how we expect our visitors to behave.

So, first off...wait for it... please leash your dogs. Please pick up after your dogs and take the used bags home or find a dumpster to throw them away. Due to nearly complete non-compliance, we are currently and will continue to strictly enforce dogs off leash on park property. It does not matter when (time of day) you're on the park, how many other people are on the park, how long your dog is off leash, how nice your dog is, if you're on the trail, in a parking lot, or on the ice. Please leash your dogs. Our friendly ranger warnings are not working so we are moving on to friendly ranger citations. This violation holds a \$100/dog fine. Please help us with this.

Additionally, we are still seeing residential trash show up in our dumpsters. If it is trash not generated from activities on the park, it is illegal to throw it away in any of our trash cans or dumpsters.

A third thing that has increased is trespassing on properties surrounding the park. People are walking from their homes or parking illegally along neighborhood or county roads to access the park. Most times they are walking across private property or developer's property, which is trespassing. The county assessor's website is a great resource to help you identify what is your property, what is state park property, and what is SPOA property. Please only park at your house or in our designated state park parking lots and if it's not your property, state park property, or SPOA common property, then don't walk across it.

Finally, if you are walking, biking or skiing from your house on to the park you need a parks pass. If you have an annual pass, you need to carry the receipt portion of your annual pass with you on to the park. If you don't have an annual, buy an individual pass at the self-serve stations located around the park. We look forward to discussions of adding improvements and opportunities to Morrison Cove but as stated, it starts with our local communities being good stewards of your state park. Please call the park office if you have questions or concerns.

Stagecoach Marina Information

Hello, Stagecoach! Spring is here and summer is just around the corner. The changes in the weather have us all shifting our thoughts to summer fun... fishing, boating, hiking and playing outside! As we all know, Stagecoach Reservoir is a perfect setting for fun in the sun!

First and foremost, the website has answers to almost every question relating to the Marina Store and the services we offer. Pricing, hours of operation, contact info, safety information and reservations are all available just a click away. Please visit www.steamboatspringsboatrentals.com to learn more.

We have a few new and exciting changes for this season. The Marina is expanding and will be installing 8 new dock-based slips at Morrison Cove. The Marina will also be offering guide services and a guided sunset cruise as part of their expanded services. They have also expanded the rental fleet with additional pontoon boats to help with availability. The store is also encouraging community and customer feedback through their 2021 boat rental giveaway. Here are some words from the Marina owner:

"Hi, my name is Tom Thurston. I have owned Stagecoach Marina for 11 years now and it hasn't been just a job, it's been a place where my children have been raised each summer having fun and working at the Stagecoach Marina Store. The marina has been a place where I have met so many good people that I can't go anywhere in town without recognizing somebody that came in to rent a boat or buy a bag of ice. My family has been very fortunate to



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have Stagecoach Marina in our lives and we want to share that with you this summer.

Last year we started the Steamboat Springs Boat Rentals COVID-19 giveaway. Because it was such a huge success, we are doing it again this year.

We want to hear your stories of what a half day on the lake would mean to you. So submit a 375 word or less story to us and we will select two winners per week for a half day pontoon boat rental all summer long."

As we are very close to boating season here at Stagecoach (the reservoir opens to motorized boating on May 1 and closes on October 31 each year), the marina's slips are sold out for the season. Tom advises those interested in renting slips to reach out early and highlights Labor Day weekend as the time to get on next year's waitlist.

The Marina Store will be open 9am-5pm, 7-days a week. Make your reservations online, but don't hesitate to call or email for more information (970-736-8342 or email through the website).

Have a fun summer and stay safe out on the water!

WAKE

Come check us out this Summer! Wake is an exclusive Charter Wake Boat on Stagecoach Reservoir. Wake offers groups of up to six on board. We would absolutely, work with Stagecoach Locals on pricing and group sizes. Please give us a call at 970-367-3822!

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>

Twin Enviro
services

QUADRUPLES RECYCLING OUTPUT IN ROUTT COUNTY!!

In 2017 Twin Shipped 289 tons of baled recycling commodities direct to the mills & in 2020 increased to 1,086 tons!

Thank you Stagecoach!

For supporting Twin & the Environment.



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Road Committee Update

The Road Committee has been building on the foundation established with the GIS system work brought online in 2019 with the road evaluation work conducted for the subdivisions in SPOA. These initial road evaluations contained a list of projects that was formulated into a series of discussion documents for the committee's recommendation. Your Roads Committee establishing the following priorities when evaluating projects for the current budget year:

- Preserving SPOA recent roadway improvements with an eye towards correcting some surrounding needs that contributed to faster degradation to the initial roadway improvements.
- Placing emphasis on combining projects within geographical areas for the design processes so that SPOA can consider some economies of scale when making these improvement decisions.
- Collecting preliminary design criteria for each of the project groupings so that the SPOA Road Committee can provide the SPOA Board with a more thorough analysis of the size and scope of work for these projects.

Our partners Four Points SSE will be gathering the preliminary design information for these projects and will be bringing this report to the Road Committee in Spring 2021 with an eye towards implementing chosen projects in Fall 2021.

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!

In the Case of an Emergency Please Call 911

While the Board and Property Manager are here to serve you, there are things that are out of our jurisdiction. For example, if your neighbor discharges a fire arm, speeds through the neighborhood or is a real Jerk and makes you feel unsafe these are calls to the police. The Property Manager should still be notified of these disturbances but the Police are trained professionals and have the ability to issue harsher punishments if needed.

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Building Information and Exterior Improvements

All owners wanting to build on or improve their property need to be familiar with Article V of the Declaration of Covenants, Conditions and Restrictions. A link to Article V can be found here on the same page. A full copy of the Association's covenants can be found on the Association's website www.stagecoach.com under Documents under the Home tab.

Article V references the Architectural Control Committee (ACC) and building requirements including minimal square footage (1000 square feet), easements, temporary residences, and landscaping. Article V of the covenant document also outlines the Association's specific rules and restrictions concerning nuisances, allowable pets and animals, refuse and rubbish and exterior maintenance of an owner's property. As outlined in Article V, prior to the commencement of any construction or exterior improvement on an owner's property, the plans and specifications for such work and improvements must be reviewed and approved by the Association's ACC. This approval is in addition to approvals and permits an owner may need from Routt County, Morrison Creek Metropolitan Water and Sanitation District, and Oak Creek Fire Protection District. In addition, owners may require approvals from neighborhood

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Kindergarten Registration

If you have a child who will be starting Kindergarten at South Routt Elementary this fall and he/she is not enrolled at the SoRoCo Preschool please either call the elementary school (638-4558) or email llombardi@southrouttk12.org. In order to start kindergarten children must be 5 years old before October 1, 2021. 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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specific associations. Please note that a neighborhood association approval does not replace the required approval from the SPOA ACC and vice versa.

If you are considering building a home on your property, there are many details that need to be researched. The design and build of your home may be one of the last items on the list of requirements. In order to even get a building permit, the Oak Creek Fire Chief (970) 736-8104 must sign off on the road to your property which must meet certain construction requirements to allow for emergency access. Unless you are on the current water and sewer infrastructure you will need to have a well and a vault system for wastewater. If you have consolidated lots acres through the county process and your lot is 5+ acres in size, with SPOA's acceptance, you may apply for an on-site wastewater treatment system (i.e., septic) permit. For all water and sanitation questions you will want to speak with Morrison Creek Metropolitan Water and Sanitation District (970) 736-8250.

In order to use your lot to the full potential as regulated by the governing documents, knowing the building limits is very important. Essentially each lot is allowed a residence, a shed up to 120 square feet and an ancillary building. Building restrictions outlined in Article V include:

- A dwelling must have a minimum calculated square footage of 1000 SF with a maximum of 5000 SF of floor area.

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!

- All permanent residences are allowed to have one detached shed/greenhouse/gazeebo with max square footage of 120 SF and not to exceed 12 feet in height. Said structure is subject to ACC approval but does not constitute an ancillary building. Appropriate setbacks, easements and variances apply as well.
- The Covenants allow for one Ancillary Building in keeping with the architecture scheme of the dwelling. "Ancillary Building" shall mean any roofed structure detached from the dwelling. No ancillary building shall be constructed unless a dwelling has previously been constructed on the lot or is being constructed contemporaneously with the dwelling. The total floor area of the ancillary building shall not exceed one-half the total floor area of the dwelling including any garage attached to the dwelling.
- When designing a home consider attaching the garage so that it is still possible to have the other two buildings in the future if you so desire.

ADDITIONAL INFORMATION

DWELLING SIZE: No dwelling shall exceed 5,000 square feet of floor area, including the floor area of any attached garage. Jan 2009

HEIGHT RESTRICTIONS: Building Height shall not exceed 35 feet and shall be measured from the average finished grade of the primary four corners of the structure. A calculation of the building height shall be included in the design submittal.

DEBRIS AND TRASH REMOVAL: Owners and developers shall clean up all trash and debris on the construction site at the end of each day. All waste materials shall be removed from the site upon completion of the project, and taken to an off-site facility. Owners and developers are prohibited from dumping, burying, or burning trash anywhere in Stagecoach unless approval has been obtained from the Fire District. Any cleanup cost incurred by SPOA in enforcing these requirements will be billed to the property owner.

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PROPERTY OWNER CUTTING OF BEETLE KILLED TREES

Note: Many property owners have taken down their beetle killed trees and removed or burned the slash generated. Some owners desire to contract to have their specific property cleared of the dead trees. In either case, the intent is to reduce the fuel load in the forest while retaining a safe and reasonably neat environment. The following rules shall be adhered to concerning the taking down of beetle killed trees.

- All downed trees will be de-limbed
- Logs may be sold or stacked in neat decks not to exceed 5 feet in height
- Slash Piles are required unless the fire district approves a limited cutting, crushing and scattering of the slash
- Slash scattering is limited to 2" diameter or less
- Slash piles must not exceed a maximum of 10'X10'X10' and must be at least 100' from any structure and 20' from roadways
- Prior to any burn, a burn permit must be attained from the fire district
- Burns are limited to approved "burn days," as designated by the fire district
- Caution must be exercised when burning

WILDFIRE MANAGEMENT

It is the responsibility on each property owner to embrace effective wildfire management techniques not only for their property but as community participants in Stagecoach. A minimum of 20-foot zones around all structures in all directions will be cleared. Debris shall be removed; grass cut low and dry vegetation removed. Stock piling of flammable materials or debris is not permitted, not is on-site burying. Vegetation management is the responsibility of all property owners, regardless of whether the lot is developed. Property owners are responsible to control the buildup of fuel on their lots.



SLOW DOWN

Please remember this is a residential area and the speed limit is 15 MPH to protect kids, pedestrians and animals.

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 **RGVIP21** at the time of booking, or mention it when you call (800)525-2622.



Use promo code RGVIP21 for an extra 10% OFF lodging at Steamboat Association Management sister companies

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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.

2021 First Quarter Real Estate Update

By Rebecca Bailey, Town & Country Properties, Oak Creek

Stagecoach real estate activity for the first quarter of the year has been moving full speed ahead!

Since January 1, seven single family homes have sold, ranging from \$479,000 to \$1,200,000. The median sales price is \$665,380. In contrast, there were 4 sales in the first quarter of 2020, with a median price of \$499,950. Currently, there are 3 homes under contract, and 4 active listings.

Sales prices continue to increase, due to the limited inventory and high buyer demand. The cost of homes in Steamboat is pushing buyers South to Stagecoach and the Oak Creek area. The current active single family home listings in Stagecoach range from \$769,000 for new construction on

Willow Island to \$2,995,000 for a home on 13 acres on Green Ridge Drive.

There are currently no townhomes or condos actively listed. One Stagecoach Townhome is pending, and there was one townhome sold this quarter. Two Wagonwheel condos have closed since January.

With the low housing inventory, there is a renewed interest in vacant lots, with several new builds going on in the area. Presently there are only 69 active lot listings, ranging from \$5,000 to \$425,000. We have seen 24 sales so far this year, with another 18 parcels under contract. In the first quarter of 2020 there were only 7 lot sales.

If you are considering selling, NOW is the prime time to get your home on the market! Please contact us for a FREE market report!

Information provided is from the Steamboat Springs MLS, and does not include private sales/listings. It is deemed accurate, but not guaranteed. Statistics are through April 13, 2021.

Our Market is Breaking Records!



Give Us a Call! We are Long Time Stagecoach Residents and Your Local Real Estate Experts!



106 E. Main, Oak Creek
www.StagecoachArea.com

Is a Move on Your Mind?

Inventory is Low, and Demand is Sky High!

Contact Us for a detailed market update and find out how we can get YOUR home sold quickly and for Top Dollar!



Rebecca Bailey
970-736-2600
rebecca@steamboatarea.com



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

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Noxious Weed Information

The Routt County Noxious Weed Program is seeking SPOA's help in conjunction with surrounding public land agencies to collaboratively work together to stop the



continued spread of noxious weeds in the Stagecoach area.

Noxious weeds are invasive, aggressive, non-native plants whose management is mandated. These plants have an advantage because the insects, disease, and animals that would normally control them are not found here, allowing them to quickly and easily outcompete our native vegetation. The predominant species of concern in the Stagecoach area is **Musk thistle (*Carduus nutans*)**, a vigorous biennial. The first year it will produce a rosette of ground level leaves and then the second year it will bolt and produce a long stem with pink nodding flowers that then form seeds that are easily dispersed by wind and last in the soil for ten years. Musk thistle can easily be controlled by digging up plants with a shovel.

Be sure to dig up at least four inches of the taproot. For mature plants, clip flowers and seed heads and carefully bag them for disposal in your trash. For larger infestations, chemical control may be a more feasible option. Recommended chemical control includes Aminopyralid (Milestone) @ 5oz/acre with a non-ionic surfactant or Chlorsulfuron (Telar XP) @ 1oz/acre with a non-ionic surfactant applied to rosettes in spring or fall and to bolting plants in spring or early summer.

By managing noxious weeds, we can all do our part to preserve property values and prevent additional negative impacts caused by them; while enhancing the ecological integrity and biodiversity of Colorado's lands. For more information, please contact the Routt County Noxious Weed Program (tcarlson@co.routt.co.us /970-870-5246) or the CSU Extension office (970-879-0825 thagenbuch@co.routt.co.us). Thank you for helping us prevent the spread of noxious weeds!



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Current Board of Directors

Stagecoach's Governing Body

PRESIDENT

Kate Rachwitz (First Term - ends July 2021)

VICE PRESIDENT

Cory Spakes (Appointed by Board)

SECRETARY

Amber Stewart (First Term - ends July 2022)

TREASURER

Brayden Jerde (First Term - ends July 2023)

CO-TREASURER

Tom Watts (Appointed)

Rob Walker (First Term - ends July 2021)

John DiNicholas (Second Term - ends July 2022)

Sydney Yapoujian, ACC Chairman (Appointed by Board)

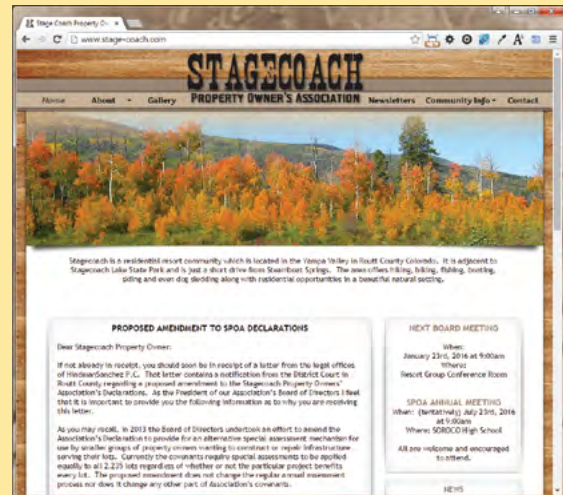
Julia Wallace (First Term - ends July 2023)

Eli Nykamp (First Term - ends July 2023)

ACC Committee Members

CHAIRPERSON: Sydney Yapoujian

ACTING MEMBERS: Jeff Rachwitz, Tom Watts



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