

**Stagecoach Property Owners Association
2025 Annual Meeting
July 26, 2025
Meeting Minutes
DRAFT**

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 2024 Annual Meeting Minutes were reviewed.

MOTION: There was a motion to approve the 2024 annual meeting minutes as presented which were seconded. With no dissent or further discussion the motion carried.

IV. COMMITTEE UPDATES

Fire Committee: Amber Stewart and Tom Watts described what SPOA is doing to mitigate fire in the Stagecoach area. They discussed a two-pronged reduction program aimed at removing forest fire fuel, including a partnership with the Oak Creek Fire Protection District planned for August. The group reviewed a chipping program with two rounds scheduled the second opening for sign-ups soon with a September 15th deadline. They also discussed a grant program offering up to \$1,000 per lot for fuel reduction, with a 50-50 funding split between property owners and the association. The conversation ended with information about slash pile drop-off, which are now monitored on Saturdays and Sundays from 8am to 5pm.

Trail Committee:

Tom Watts and Amber Stewart presented maps on the status of the trail system that SPOA has designed and completed. The maps and slides will be accessible on the website so everyone can view at a later date. The Trail Committee will need to work on deciding what space in SPOA to work on next for trail development.

Roads Committee: Road grading and culvert dig outs will take place on Filly and Colt trails this fall.

Real Estate Development Committee: Ray Hendry gave a brief update on the status of the current developments being considered in the Stagecoach region. Ray stated that while the committee is staying up to date with the status, the County is still in planning phases for all potential developments.

V. TREASURER'S REPORT

Tom Watts reported on the current financial status of the Association. He shared reports that showed the current assets, the current Projects actual expenses vs. the budget and the current Operating actual expenses vs the budget.

VI. NOMINATION OF BOARD OF DIRECTORS

SPOA has a nine-person board. Terms are for three years. John Peterson, Amber Stewart, and Craig Johnson's terms expire at this meeting. Three members expressed interest in joining the Board, Jaclyn Bennet, Matt Wright, and Mike Slater. Tom made a motion to appoint the three interested parties to the open positions. The motion was second and with no objections passed unanimously.

VII. OWNERSHIP Q/A

Owners in attendance asked for further details on how to affordable get roads and sewers to their lots. Tom Watts discussed in detail the special assessment process that the owners could utilize to make development of roads or sewer lines a possibility. If owners have an interest in this option, they will need to speak with the Board and General Manager about the steps to getting it started. The owners also discussed having a SPOA meeting to allow all to discuss the details of the Stagecoach Mountain Ranch development. Ray Hendry will speak with the committee to see if this is a possibility.

VIII. ADJOURNMENT

With no further business to discuss the meeting was adjourned at 11:50 AM MST.