

# Stagecoach Property Owners Association Stagecoach Express

A Quarterly Newsletter

[www.Stage-Coach.com](http://www.Stage-Coach.com)

No 3rd Quarter • 2023

President's Message

Two New Trail Segments  
Now Open for Member Use

Mitigation & SPOA  
Chipping Program with  
Oak Creek Fire District

New Paddleboard Dock  
Continues SPOA-CPW  
Partnership

BOD Meeting Minutes  
August 23, 2023 DRAFT

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## President's Message

By Eli Nykamp

Hello Neighbors,

I am pleased to continue serving on the SPOA Board of Directors for another three years and appreciate the opportunity. I feel like the board has done very good work in my short time on it. I am especially proud of the fire committee and all they are doing to try and mitigate the existing conditions in the surrounding area.

We have a large complex HOA with a tricky history that makes administering it difficult. There are many covenants that are vague and leave much to interpretation. As a board our goal is to consistently interpret them the same way so that all members are given the same treatment. We strive to be open to discussion, and most importantly, consistent.

It feels like Stagecoach is entering a new era. We have two large developments proposed that are not part of the HOA but adjacent, Tailwaters, which has received a first approval from our County Commissioners, and another potential project on the ski area called Stagecoach Mountain Resort. I realize not every member supports these potential developments, however, most of the land is zoned in a way that does not prevent them from moving forward as they will need to request few variances and/or have use by right. These projects will impact us greatly, I see this as an opportunity to partner with the developer to try and get the maximum benefit for the HOA while they progress through their plans. We also continue to see exponential growth within the HOA, the Architectural Control Committee is as busy as they have ever been. With all the development within and adjacent to the HOA comes the growth of our tax base as a whole. A larger tax base should help us address many issues we hear from members, primarily the condition of county roads 14 and 16, and

the level of attention they receive from the community. More users of the Morrison Creek Water District will also continue to allow them to improve and possibly expand their infrastructure. Partnering with the developers and having a seat at the table during discussions with the local governing bodies will let us get the maximum benefit for the HOA and also allow us to protect what is important to us. I am not going to pretend I know what is important to "us", so I would love to hear from the community on their thoughts and priorities.

The Stagecoach Mountain Resort developers recently invited some board members to attend an informational meeting. Here are some notes I took during the meeting:

- They are submitting what they called a bubble master plan to the planning department to get their feedback
- They are looking to put in 700 units in total, 65 of which will be on the golf course and the rest on the ski area
- They are looking for less density in the valley and more on the mountain
- They are going to stay away from the setbacks at the base area and try to concentrate that development
- They want to put in a community center/general store in the vision of the Clark Store at the base, with a sledding hill open to everyone. This will be at the "main gate" on 212 just south of Schussmark. They also see it as a place for possibly a farmers market or "festivals"
- They are still very interested in tying into the trail system and SPOA's trail plan
- They have done a traffic study on CR 14 and are ready to submit to road and Bridge that will show the impacts of the development, and are prepared to contribute their share for improvements

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- They have made a 3-D model with the homesites on the ski area so people can understand what that looks like
- The 2017 Stagecoach master plan acknowledges the golf course and the need to maintain view corridors; they are committed to maintaining those
- They are looking at initially building 50 units of workforce housing, reviewing the school area property near Redhawk with SOROCO and the property that Oak Creek fire has on Schussmark
- They are talking with OCFPD about a substation on the mountain
- Here is what they stated for Public benefits: more trails, the substation, a secondary egress from the mountain area to 131 (emergency use only) improved boat ramp at South Shore, additional cell phone infrastructure, and water and sewer infrastructure improvements

Depending on how their bubble plan review goes they will be submitting a sketch plan to the county and a preliminary site plan, envisioning September or October for that. I asked that they conduct a meeting for our membership and they said they would be happy to do that in September. We will communicate that date and time for membership to attend when it is set.

Lastly, our management agreement with Steamboat Association Management will terminate at the end of the year. For a multitude of reasons, we have decided to return to managing the HOA by hiring our own staff. I am excited for this development and believe it will result in a high level of service for our members. Currently we are planning on hiring an association manager, a project manager and a treasurer. If you are interested in applying, please see the SPOA website for more details.

## 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.

### **Roads Committee**

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

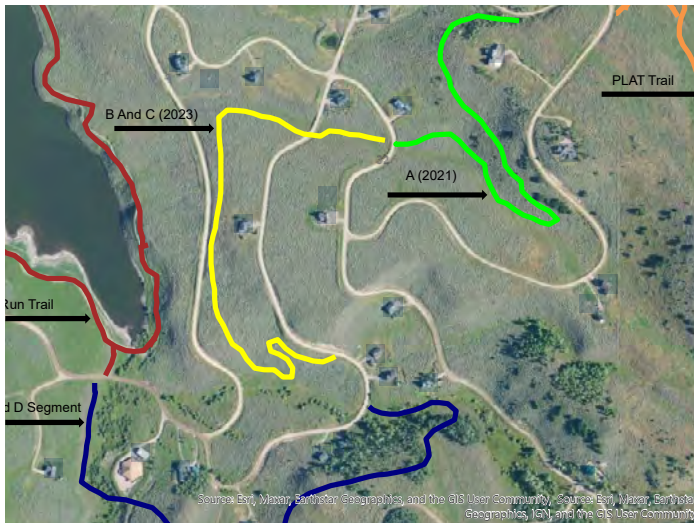
### **Fire Mitigation Committee**

The Fire Mitigation Committee is looking for members to develop ideas to present to the Board regarding mitigation.

## Two New Trail Segments Now Open for Member Use

By T. Watts

In mid-August, SPOA completed the construction of trail segments N-10-B and C at South Shore. These new segments add approximately 3300 feet of new trail to the N-10-A segment that was completed in late 2021. If construction proceeds as planned, an additional 3900 feet will be added in the summer of 2024 to construct the N-10-D segment. When the D segment is complete, SPOA members will have an off-road path for hiking, biking and snow shoeing that connects at the south end to the Elk Run Trail in the State Park and connects at the north end to the PLAT trail that runs through BLM land down to the lake.



These trails are the first segments of a master trail plan adopted by the SPOA Board in 2020. There are SPOA-owned common areas in every subdivision that is governed by the Stagecoach Covenants. The Trails Master Plan envisions using these common areas to create a trail system that extends from South Shore in the North to South Station in the South. This Trail System will be known simply as the "Stagecoach Trail", with the various segments further identified by the name of

the subdivision. So, the recently completed segments will have signage saying, "Stagecoach Trail, South Shore." The SPOA Board has had very preliminary discussions with the developers of "Stagecoach Mountain Ranch" and "Tailwaters at Stagecoach" and both appear to be open to the idea of connecting the Stagecoach Trail to trails within their planned developments. Hopefully agreements can be reached in the future that will allow for integration of all the trails in the valley. For the present, the use of the Stagecoach Trail is limited to SPOA members and their guests.



Looking from the end of the A segment across Arapahoe Rd. to the start of the B segment.

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Two New Trail Segments • Continued from Page 3



*The uphill end of the B segment at the intersection with Arapahoe Rd.*



*The first part of the C segment, heading west toward the lake.*



*The middle portion of the C segment as it heads south parallel to Uncompahgre.*



*The middle portion of the C segment as it begins to turn to the east.*

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*The last part of the C segment as it heads east up the hill to Shoshone*

The B and C segments are now open for hiking, biking and winter activities. As with the A segment, unleashed dogs are also welcome on the trails. Please be alert to the presence of other hikers and bikers and exercise common sense and courtesy when using the trails. Also be aware that although the construction has been completed, portions of the new trail segments still need a coat of geo-textile fabric and gravel to stabilize the soil and lessen future weed growth.

Graveling work will be ongoing during the month of September. To date, new gravel has been applied to the portion of the N-10-A trail, near the intersection with Arapahoe, that was not previously graveled. Also, the B segment between Arapahoe and Shoshone is now fully graveled. This recent work was completed, in large part, due to the efforts of super-volunteer Jeff Cullen. That's Jeff, to the right, next to his speedy skid steer.



## 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 Tori Cook the Property Manager at [tcook@steamboatassociations.com](mailto:tcook@steamboatassociations.com).

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## Mitigation & SPOA Chipping Program with Oak Creek Fire District

By J. Hilton

As summer comes to a close, we have had a lot of growth of trees, brush, and grasses due to the moisture from the previous winter. Wildfires have always been a natural part of Colorado's forests. The majority of Stagecoach is in the wildland-urban interface (WUI), where homes and other structures intermingle with wildland vegetation making our homes at risk of being affected by wildfire. Planning ahead and taking action including mitigation can increase the likelihood your home survives when a wildfire occurs. Firefighters always do their best to reduce fire damage, but ultimately, homeowners play a big role in protecting their property from wildfire. Taking practical steps to prepare your home does not guarantee it will survive a wildfire, but it does improve the odds. Any work completed may also allow firefighters who might be present to safely engage the fire and attempt to protect your property. If fire and site conditions are unsafe, firefighters will not be there.

### General Mitigation Guidance

As you address the home ignition zone on your property, always start with the home or structure and work outwards. Remember, taking action to prepare for wildfire is not a one-time effort but requires ongoing maintenance to give your home the best chance of surviving a wildfire.

If you are looking to mitigate your property for fire prevention, some general guidance would be to assess the zones around your home and come up with a plan. Creating defensible space includes the following:

**Zone 1: 0-5' From Home** - This zone requires the most vigilant work. Prevent flames from coming in direct contact with the structure. Use of nonflammable, hard surface materials such as rock, gravel, sand, cement, bare

earth, or stone/concrete pathways. Remove all flammable vegetation, including shrubs, slash, mulch and other woody debris. Prune tree branches hanging over the roof and remove all fuels within 10 feet of the chimney. Regularly remove all pine needles and other debris from the roof, deck and gutters.

**Zone 2: 5-30' From Home** - This area uses landscaping and breaks (areas of non-combustible materials) to help influence and decrease fire behavior. Mow grasses to 4 inches tall or less. Avoid large accumulations of surface fuels such as logs, branches, slash and mulch. Remove enough trees to create at least 10 feet of space between crowns. Measure from the outermost branch of one tree to the nearest branch on the next tree. Small groups of two or three trees may be left in some areas of Zone 2. Spacing of 30 feet should be maintained between remaining tree groups to ensure fire doesn't jump from one group to another. Remove ladder fuels under remaining trees. This is any vegetation that can bring fire from the ground up into taller fuels. Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less. Remove stressed, diseased, dead or dying trees and shrubs.

**Zone 3: 30-100' From Home** - This zone focuses on keeping the fire on the ground, and to improve forest health. Trees of multiple ages, sizes, and species located here. Mowing grasses is not necessary. Watch for ladder fuels, the chance of a surface fire climbing into the trees is reduced in a forest where surface fuels are widely separated and low tree branches are removed. Tree crown spacing of 6-10 feet is suggested. Consider creating openings or meadows between small clumps of trees so fire must transition to the ground to keep moving. Any approved method of slash treatment is acceptable in this zone, including removal, piling and burning, lop and scatter, or mulching. Lop-and-scatter or mulching treatments should be minimized in favor of treatments that reduce the amount of woody material in the zone.

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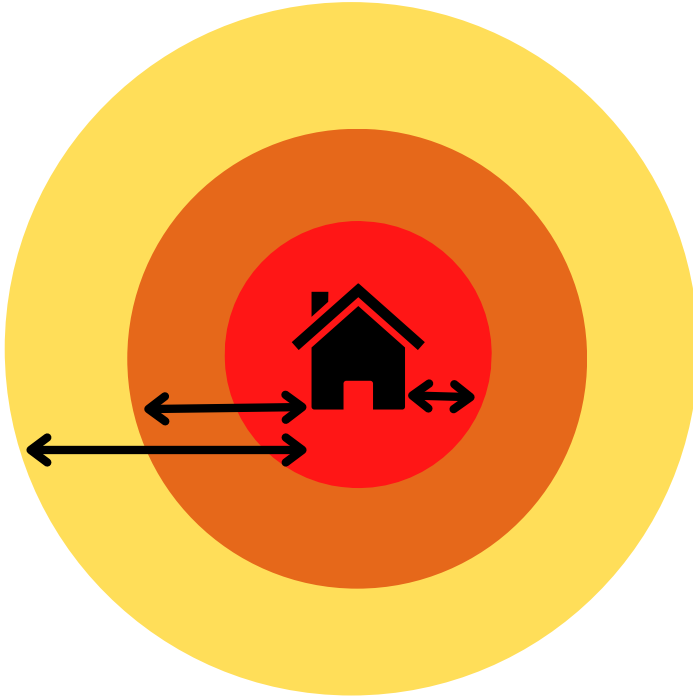
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Chipping Program • Continued from Page 6



These wildfire mitigation recommendations are provided by the Colorado State Forest Service. For more information use this link:

<https://csfs.colostate.edu/wildfire-mitigation/protect-your-home-property-from-wildfire/>

## Home Ignition Assessments

If you did not sign up a home ignition zone assessment via SPOA, the Oak Creek Fire Protection District offers residents home ignition zone assessments at a cost of \$100-150 per lot. Contact them at 970-736-8104.

Assessment includes:

- Access to your property for first responders
- Risks associated with building materials & design of home other environment dangers near your home
- Mitigation recommendations near your home

After you have an assessment complete and are looking for assistance with performing mitigation on your property, several companies can be employed locally to assist.

- All Weather Services, LLC: 970-879-8028
- Gonzales Firewood and Tree Services: 970-846-6206
- Lost Ranger: 828-545-7692
- Oak Creek Fire Department: 970-736-8104
- Natural Resources Solutions Group, Inc: 970-879-7365
- Langel Vegetation Management: 970-819-5143
- Marshall Forestry Services: 970-819-8513
- Western Tree Management 970-879-1357



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## SPOA Chipper Program

Thank you to everyone that signed for SPOA pilot chipper program we started this summer to help residents with wildfire mitigation on their lots. SPOA dedicated funds to Oak Creek Fire Protection District (OCFD) to provide 2 sessions of chipping in July and September. In July, OCFD performed chipping at approximately 40 homes and chipped over 60 piles. Additionally, they are chipping a large volume of wood at the slash pile.

SPOA plans to continue this chipper program into 2024 and additionally chip at the slash pile when possible to reduce the amount of burning currently done.

## Additionally we encourage SPOA members to . . .

Become familiar with Routt County Reverse 911 so you will be notified if a natural disaster or other event is threatening your home: Go to <https://member.everbridge.net/892807736727602/login> to sign up.

## COMMUNITY SLASH PILE

Please be aware that the community slash pile site is currently scheduled to close for the season beginning November 1st, after which it will be inaccessible for further use. If weather and related soil conditions require it to be closed prior to this date we will communicate that as soon in advance as possible. There is currently a large amount of wood chips at the site available at no charge to anyone that has a use for them on their property for landscaping, mulch etc.

As a reminder, when dropping off your material please unload it at the east or south sides of the existing pile so as not to encroach on neighboring property and the entry point which severely limits access. We will be providing directional signage to help with this, in the meantime your assistance appreciated.

The site will reopen next spring as soon as weather and soil conditions allow.

## New Paddleboard Dock Continues SPOA-CPW Partnership

Over the years, SPOA has sponsored a number of projects at the Stagecoach State Park. These projects are undertaken to show support for the Park by the members of SPOA but also for the purpose of providing benefits either directly or indirectly to SPOA members. So, for instance, SPOA paid for the acquisition and planting of the cotton wood trees that provide shade in the picnic area on the south side of Morrison Cove.

The most recent project is a new dock at Morrison Cove for the exclusive use of paddle boarders and kayakers. During the summer of 2022, the Park ranger, Craig Preston identified a problem unfolding at the Morrison Cove boat ramp: Because there is no beach on the south side of the lake, paddle boarders and kayakers were launching from the boat ramp. During the weekends, when power boats are also allowed to launch from the ramp, a dangerous mix was created which had the potential to result in serious injury.

As it turned out, the SPOA Directors had allocated money in the 2022 budget for projects with the park. During the Fall of 2022, Preston requested, and the Directors agreed, to spend the allocated funds on the purchase of a new dock, to be installed in Morrison Cove at a distance from the boat ramp. Construction of the dock itself proceeded over the winter and the dock was installed in late June. Below is a picture showing the dock shortly after installation.





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## Current Board of Directors

Stagecoach's Governing Body

### PRESIDENT

**Eli Nykamp** (First year, Second term)

[elinykamp@gmail.com](mailto:elinykamp@gmail.com)

### VICE PRESIDENT

**John Peterson** (Second Year, First Term)

[srgnat@msn.com](mailto:srgnat@msn.com)

### SECRETARY/TREASURER

**Tom Watts** (Third Year, First Term)

[ttwatts@comcast.net](mailto:ttwatts@comcast.net)

### MEMBERS AT LARGE

**Jennifer Hilton** (Second Year, First Term)

[Jenn\\_hilton@yahoo.com](mailto:Jenn_hilton@yahoo.com)

**Julia Wallace** (Third Year, First Term)

[wallacetewa@gmail.com](mailto:wallacetewa@gmail.com)

**Amber Stewart** (Second Year, Second Term)

[amberlaurel2000@gmail.com](mailto:amberlaurel2000@gmail.com)

**Kit Buell** (Third Year, First Term)

[kitbuell@gmail.com](mailto:kitbuell@gmail.com)

**Matt Kaufman** (First Year, First Term)

[matt@steamboatadvisor.com](mailto:matt@steamboatadvisor.com)

**Bryant Scrafford** (First Year, First Term)

[btscafford@gmail.com](mailto:btscafford@gmail.com)

### ACC Committee Members

CHAIRPERSON: Tom Watts, [ttwatts@comcast.net](mailto:ttwatts@comcast.net)

ACTING MEMBERS: Mike Gaenzle, Lucia Howard

### Advertising in the Stagecoach Express

If you would like to advertise in the Stagecoach Express newsletter, please contact the Association Manager, Tori Cook at [tcook@steamboatassociations.com](mailto:tcook@steamboatassociations.com)



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

[www.Stage-Coach.com](http://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 – Tori Cook

[tcook@steamboatassociations.com](mailto:tcook@steamboatassociations.com)

(970) 875-2810

**STAGECOACH PROPERTY OWNER'S ASSOCIATION**

**Board of Directors Meeting via Zoom**

August 23, 2023

Meeting Minutes

**DRAFT**

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

**1. Roll Call**

Board members attending via teleconference included John Peterson, Bryant Scrafford, Amber Stewart, Kit Buel, Eli Nykamp, and Jennifer Hilton. Board members attending in person included Tom Watts.

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

**SPOA members were present via Zoom.**

**Representing Steamboat Association Management** was Tori Cook.

**2. APPROVAL OF MINUTES**

The Board meeting minutes dated July 6, 2023, were reviewed.

Tom Watts noted that the discussion regarding the cluster boxes should reflect Stagecoach Landscape and Design as the vendor and not Ottoscapes.

*ACTION: Management will make the outlined correction to the minutes*

**MOTION: There was a motion to approve the July 6, 2023, minutes as amended which was seconded. With no further discussion, the motion passed with five in favor.**

**3. ELECTION OF OFFICERS**

After discussion.

Nominations- Eli Nykamp was nominated as President which was seconded.

John Peterson volunteered for Vice President and Tom Watts volunteered for Secretary/Treasurer.

There were no objections.

**4. CLUSTER BOX PROJECT**

Management provided an update. Stagecoach Landscape and Design is estimating \$2500 a day for 2-3 days of work to pour the concrete and install the cluster boxes. The total estimated was \$7500.

Bryant Scrafford wants to make sure that the scope of work entails creating an area large enough for cars to pull in and turn around is and far enough away from sufficiently and safely off of the main road to do so.



Tom Watts expressed concern that additional concrete slabs should be included or taken into consideration to prepare for future mailboxes in anticipation for development increase.

The Board previously approved \$5,000 for this project.

Tom Watts questioned that the existing mailboxes on Maricopa are servicing people who are not apart of SPOA in which no other members of the Board could confirm or deny.

*ACTION: Management will ask the post office if they can provide who is using the Maricopa cluster boxes so it can be confirmed that they are all SPOA members. Management will obtain revised/ more specific proposals for the work.*

Topic was tabled for a future Board meeting.

**5. TRI STATE REPLAT**

Eli reported that the County has provided the Tri State representative with a checklist of items needed to vacate the right of way for Uncompahgre Road. The pre-application needs to be completed at which it will go to the County Planning Board.

Management reported that they are still working to find an attorney to review Article V. that was Board approved with a not to exceed amount of \$8k.

**6. FILLY TRAIL MAINTENANCE**

Bryant reported that he drove the area where the maintenance took place over the weekend and the work appears to have been completed. The area has significantly improved and is in great shape.

*ACTION: Management will confirm the invoice for the work has been received and process payment.*

**7. GRANT APPLICATION FOLLOW UP**

Tom noticed that the approved funds of \$550 was paid in July to Neighborhoods at Youngs Peak for a potluck and suggested following up with the owner for a report to see if the funds have been used and how it was spent.

*ACTION: Management will follow up with the owner and report back to the Board.*

**8. AUGUST CHIPPING DATES**

John Peterson inquired about the chipping dates that were supposed to be scheduled in August for the Oak Creek Fire Department allocated funds. Jennifer Hilton reported that services were used at the slash pile and there was three days of chipping for the first round that covered the extra money that was had. There will be a couple of chipping days in September.

**9. APPOINTING OF STANDING COMMITTEE CHAIRS (ACC, ROAD, TRAILS, RULES, FIRE)**

The Rules Committee currently consists of Tom Watts and Kit Buel. The appointed member of the Board will be on this committee as they are filling the last year of a term.

Tom Watts will continue as the Chair of the ACC. He suggested that two additional members be added to the committee. Tom has two members in mind and plans to approach them sometime in the future.

Amber Stewert will continue as the Trails Committee Chair.

Jenifer Hilton will continue as the Fire Mitigation Chair.

Kit Buell volunteered to Chair the Road Committee.

**10. MOTION TO RELOCATE THE N-10-D SEGMENT OF THE STAGECOACH TRAIL**

A map outlining the current trails and proposed relocation for segment D was presented and discussed. The initially proposed N-10-D segment is too rocky and steep for Dave Winters equipment and would cost more to have an excavating company move the rocks out individually. Tom discussed in detail the newly proposed segment.

Bryant Scrafford asked if there would be an issue with the proposed segment of trail that goes through wetlands. Kit Buell noted he is not in favor of the trails but has experience with wetlands and is willing to look at the area if the proposed area for relocation is approved.

**MOTION: There was a motion to approve the alternative pass for the N-10-D segment as shown on the map subject to confirming that a path can be constructed in the area without violating governmental restrictions which was seconded. With no further discussion the motion passed with five in favor and one opposed.**

**11. DISCUSSION AND MOTION TO APPROVE THE EXPENDITURE OF NTE \$15,000 FROM THE \$35,000 UNALLOCATED PORTION OF 2023 BUDGET FOR THE FOLLOWING**

Tom Watts provided a recap of this topic. The Board approved paying Dave Winter in March to construct the N-10 B, C, and D segments at South Shore. No not to exceed number was set. The B and C segments have been completed. Dave Winter to date has been paid approximately \$18k with another invoice to come of \$2-3k. The original amount of \$25k is not going to cover the excess costs that remain to complete the work. Tom would like to request an amount not to exceed \$15k from the \$35k that was unallocated from the 2023 budget. After further discussion.

**MOTION: There was a motion to approve payment not to exceed \$15k from \$35k of unallocated budgetary funds for the below items a-g plus h which was recently added for the road and bridge permits which was seconded. With no further discussion the motion passed with six in favor and one opposed.**

- a. Pay David Winter an Amount in Excess of the \$18,000 previously approved for work completing N-10-B and C Segments of the Stagecoach Trail (Estimated \$3,000):
- b. Reimburse Tom Watts \$284.11 for out-of-Pocket Expense for Purchase and Delivery of 10 Cubic Yards of Pit Run to Construct Ramp to Road at the Intersection of B Segment and Shoshone Way:



- c. Reimburse Tom Watts for Out-of-Pocket Expense to Purchase 1500 feet of Geotextile Cloth to be used to Finish Graveling Segment N-10-A and to Gravel Segments B and C:
- d. Pay Vendors and/ or Reimburse Out-of-Pocket Expense for Gravel and Equipment to Finish the N-10-A Segment and Gravel the B and C Segments:
- e. Pay a Surveyor to Locate Lot Corners Relevant to the Construction of the Relocated N-10-D Segment:
- f. Pay David Winter to Lay Out and Construct the N-10-D Segment (as relocated):
- g. Pay Vendors and/ or Reimburse Out-of-Pocket Expense for Gravel and Equipment for the D Segment:
- h. Reimbursement for the Required Road and Bridge Permits for the Trail Segments:

**12. DISCUSSION AND POSSIBLE MOTIONS CONCERNING THE PLANNING AND DEVELOPMENT OF THE SEVEN ACRE PARCEL ACROSS STIRRUP WAY FROM THE EXISTING SLASH PILE:**

Bryant gave a recap of this topic. Oak Creek Fire has completed some chipping in the slash pile area but due to an equipment failure has not completed everything excluding the large problematic pile. Jennifer noted the Fire Department plans to complete the chipping on Friday.

Bryant does not feel that moving the slash pile across the road will help the management of the pile as the current area is hard to manage. He feels the current site needs to remain where it is while the curbside chipping program is evaluated for a few years and owners are encouraged to move away from the slash pile and complete mitigation on their own property and take part in curbside chipping.

The Board further discussed the pros and cons of the slash pile program and their personal experiences and opinions of why it should remain or be phased out. Following discussion.

**MOTION: There was a motion to not move forward with relocating the slash pile this year. The pile will remain where it is and will be reevaluated in two years based on other alternatives such as curbside chipping and a grant program for owners to complete mitigation on site.**

**The motion as stated above was amended to reevaluate from two years to one year which was seconded. With no further discussion the motion passed with six in favor and one opposed.**

Bryant discussed improvements to the current location of the slash pile which include installing a gate that can be locked and expanding the fence in the parking area. Kit proposed adding funds to rehabilitate the soil of the surrounding lots effected by the slash pile.

**MOTION:** There was a motion to spend the balance of the funds to expand and repair the parking fence and install a gate which was seconded.

The above motion was amended to add temporary fencing and signage which was seconded. After further discussion it was decided the funds would come from the Operating Funds and the motion was withdrawn.

**13. DISCUSSION OF THE PUBLICATION OF THE NEXT NEWSLETTER:**

It was decided that the newsletter will go out September 15<sup>th</sup>.

*ACTION: Information and articles will need to be delivered to the Managing agent no later than September 1<sup>st</sup>. Eli, Tom, and Jennifer will be submitting articles.*

**14. DISCUSSION AND POSSIBLE MOTIONS CONCERNING THE HIRING OF EMPLOYEES TO FILL THE POSITIONS OF GENERAL MANAGER, PROJECT AND COMPLIANCE MANAGER AND TREASURER:**

The management contract with SAM will be ending. The Board has discussed and feels being self-managed is the best direction to move forward with. Tom has composed job descriptions for a Projects and Compliance Manager, and a Treasurer that were reviewed. After discussion.

**MOTION:** There was a motion to adopt the job description for Projects and Compliance Manager as presented with the omission of Section 6 regarding compensation which was seconded. With no further discussion the motion passed unanimously.

**MOTION:** There was a motion to adopt the job description for Treasurer as presented with the omission of Section 6 regarding compensation which was seconded. With no further discussion the motion passed unanimously.

There was discussion on how the job descriptions will be posted and how interviews will take place. The Board decided that an e-mail will be sent to all owners, and the job will be posted on the website.

**MOTION:** There was a motion to allocate an amount not to exceed \$3,000 from the \$35,000 slush fund portion of the budget for 2023 to pay recruiting platforms chosen by SAM to publish the job descriptions which was seconded. With no further discussion the motion passed unanimously.

**MOTION:** There was a motion to have an interview committee composed of John, Eli and Jennifer who will be responsible for narrowing the applications down to a recommended candidate which was seconded. With no further discussion the motion passed unanimously.

**15. DISCUSSION TO SET DATE OF NEXT BOARD MEETING**

A date will be determined at a later date.

**16. ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 6:57PM.