

**STAGECOACH PROPERTY OWNER'S ASSOCIATION**

**Board of Directors Meeting**

December 12, 2025

Stagecoach State Park Visitor Center Conference Room

Meeting Minutes

The Board of Directors meeting was called to order by HOA President, Eli Nykamp at 5:02 PM.

**1. Roll Call**

The board members in attendance included Morgan Yost, Jackie Bennett, Bryant Scrafford, Eli Nykamp, Ray Hendry, Mike Slater, Matt Wright, and Tom Watts.

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

**General Manager**, Kasey O'Halloran, and **Project and Compliance Manager**, David Park, were present.

**2. Approval of Minutes**

The Board meeting minutes dated October 20, 2025, were reviewed.

**Motion #1: There was a motion to approve October 20, 2025, minutes as presented which was seconded. With no further discussion, the motion passed unanimously.**

**3. General Manager Report** – Kasey O'Halloran presented her Manager's Report, which is enclosed.

**4. Project and Compliance Manager Report** – David Park presented his Manager's Report, which is enclosed. A member spoke on the Slash Pile burn issue and asked the Board to investigate moving the slash pile away from her neighborhood or remove it completely from SPOA.

**5. ACC Appeal** – None.

**6. Member Comment** – A new resident asked questions on how to get a coordinated effort to get a road built near Wagon Wheel Trail. Tom updated the resident on the special assessment program for sharing the cost of the road being built. Bryant updated the resident on the Road Grant program that is currently on hold until legal issues get ironed out. Morgan has asked that the special assessment process be outlined on the website for ease of use for residents.

**7. New Business**

**A. Nordic Trail grooming and maintenance** – David stated that the equipment is running and ready for the winter. Tom stated that SPOA needs to hire/bring on someone to plow Stirrup Trail and the parking lot and someone to run the groomer. Tom suggested that Chris McElroy be hired as a seasonal employee to do the grooming and an independent contractor to do the snow plowing. The Board discussed that compensation should be \$1080 per month for grooming, using the SPOA sled. He will sign an employee agreement stating these details and that the position will terminate in March. Tom and David proposed that the plowing will also be done by Chris McElroy at \$140 per plow for the road and parking lot up to the Nordic Trails.

John Weinman spoke with the Board regarding the Nordic trails and equipment that SPOA owns. He would like to encourage the Board to purchase a true grooming

implement. He got a quote for this product and accessories which totaled \$10,000. He also suggested that a UTV be purchased to pull this new implement. David Park let the Board know he will be submitting his resignation in the coming months. Tom stated he is hesitant to purchase this new implement without David to assure that it is utilized and cared for appropriately. John Weinman has volunteered to help and establish the use of this new groomer.

**Motion #2: There was a motion to hire Chris McElroy as the snowmobile groomer as an employee at \$1080 a month through March 2026. The motion was seconded and passed unanimously.**

**Motion #3: There was a motion to purchase the grooming implement for NTE \$10500 with Eli to approve the final model. The motion was seconded and discussion continued regarding finding a used model. The motion passed unanimously.**

- B. **2026 invoices** Tom would like to sever the relationship with IMC, the accounting company that we have used in the past few years. Tom would like to do the assessments in-house and send them to a mailing company. This will take some time to do that so Tom would like to push the mailing of the 2026 invoices out until later in January.
- C. **2025 interest** – The motion passed at the last meeting to send out invoices with interest will cost a considerable amount more money than it will bring in and take a lot of time. Tom is asking that the interest for 2025 be waived considering this expense.

**Motion #4: There was a motion made to waive the interest accrued on unpaid assessments for the year 2025. The motion was seconded and passed unanimously.**

## 8. Old Business

- A. **Lease with OCFPD for the land which the fire station sits on** - David is connecting Tom and Eli with the Vice President of the OCFPD to continue the lease discussion.
- B. **Nordic Trails/Slash Pile Shed** – To be discussed further this winter once new groomer has been purchased and is operational.
- C. **Committee Updates**
  - A. **Real Estate Development Committee** – Eli asked to discuss the response to the Planning Commission regarding the newly proposed Stagecoach Mountain Ranch. Eli would like to have a vote so the committee can release the response to the County soon. The Board asked the committee to make a Greenridge/County Road 16 road comment and add in the language ‘additional items Discovery has not been addressed in their narrative and will surface in the future.’

**Motion #5: There was a motion made to adopt and publish to the planning commission and others the statement drafted by the Real Estate Development Committee with the additions stated in the discussion. The comments will also be published on the website. The motion was seconded and passed unanimously.**

## 9. Adjournment at 7:10 pm

General Manager Report – 12/12/2025

Kasey O'Halloran

**Electric Line Ballot Update:** Current Tally is 32 yes votes, 9 no votes, 18 votes still outstanding. The end of the 180 day voting period is February 23, 2026.

**Pinto Way Special Assessment Update:** Final tally is 2 yes votes, 1 no vote and one still outstanding. The end of the 180 day voting period was November 9 2025. A letter to the outstanding vote was sent to remind the owner at the end of October.

**Fire Mitigation Enrollment:** I have begun the billing of the 12 owners who signed up for the program. David will report on the completion of the mitigation.

**AR Report** – We have 366 lots/owners owing \$94,748 currently

# Project and Compliance Manager Report

Report to the Board of Directors – December 12, 2025

## Architectural Control Committee Activity

The Architectural Control Committee (ACC) continues to oversee a variety of property applications and ongoing construction projects. Here is a summary of the current status:

Category	Count
ACC Review	0 properties (1 in compliance review)
Applications Pending	8 properties
Active Construction	16 sites
NYP Review	1 property
PCM Review with Pending Documents	1 property
RCBD Permit Applied, Not Issued	0 properties
Redesign Approval Requests	2 projects

A detailed log of each project, including type, current status, relevant dates, and notes, is maintained to ensure compliance and smooth progress.

## Road Maintenance

Summer road maintenance for non-County maintained roads was started in September after the Red Flag warnings were lifted. Work was performed on Colt Trail, both sections of Filly, Hoch Eye, Shay Way, and Halter Trail.

The Road Committee will be evaluating spring conditions and areas already identified for potential 2026 work include Whiffle Tree (Hoch Eye to Shay) Snowbird and Sunbird in Eagles Watch, Stirrup, Colt Trail from mile 1.2 to the end due to new construction, removal of vegetation from road edges and ditches on all non-County roads that serve existing residences. Additional aggregate to be spread on all roads as budget allows.

## Nordic Trails, Planning, Grooming and Access Plowing

This summer and fall, work was undertaken to plan for improvements to the Nordic Trail system. Some of the goals of this focus was to

- Remove trails from roadways where possible.

- Remove trails from private property.

- Increase the number of Nordic Trails or add more area to the Nordic Trails.

The 2026 Nordic Trails System now meets all those goals, as well as laid the foundation for a South Valley Summer Trail System.

The trail system was expanded 74% over the last year's trails.

The trails have been mowed to a width of 10 feet. This has allowed the trails to be packed sooner, giving them a stronger base.

The new trail system is having a new map developed. Once available it will be on the website and posted at the parking lot. SPOA members will be able to take a picture of it for reference on the trail.

Since the trails are a mix of roadway and common areas, 17 signs have been posted at key points advising of the policy for motorized vehicles including snowmobiles being prohibited.

Trail marker stakes were installed to assist the groomer. These are marked with green flagging tape.

Additional taller stakes were installed to identify hazards that would be hidden under the snow adjacent to the trail. These are marked with red flagging tape.

The responsibility for grooming and plowing with a vendor or employee is still being evaluated.

## Slash Pile

The 2025 Slash Pile closed at end of day on October 19,2025. Email notice was sent out 2 weeks+ in advance of the closing. It opened on June 14, for Saturdays and Sundays for a total of 38 days of operation. Despite that limited operation, it is estimated that this is the largest deposit of material in the past 3 years. There were 12 large Type 3 burn piles and 1 extra-large Type 4 pile.



That changed on November 26,2025 when someone set fire to one of the stacks. Due to the wind conditions, it rapidly spread to an adjacent stack about 20 feet away. OCFPD personnel responded as well as the Routt County Sheriff's Office. PCM arrived prior to the fire trucks and documented the scene with photos and video. OCFPD provided suppression on the adjoining stacks to prevent them from igniting and stayed on scene late into the evening to monitor.

Sheriff's Office returned the next day to investigate and see if it had been an attempt to destroy some type of evidence in the fire. Nothing was found. Sheriff states that since no property was destroyed, it cannot be investigated as arson.

The District is prepared to burn the rest of the stacks as soon as possible pending adequate snow cover and weather conditions. Either the Fire Protection District or a contractor will be used to start burning the piles as soon as appropriate snowfall and weather conditions permit.

## Fire Protection District

OCFPD engaged legal counsel to draft a new ground lease agreement for the SPOA land parcel housing the Stagecoach Fire Station. The draft document has been shared with the SPOA Board President for review.

When approved by SPOA and prior to execution by both parties, OCFPD Legal has produced a Conflict-Of-Interest Disclosure that will be signed and filed with the Colorado Secretary of State. It will require that the President of the OCFPD Board not participate in any discussion or vote on any matter before the District Board related to the Station Lease. This is due to the employment relationship between the Project and Compliance Manager and SPOA.

## Forest Fuel Mitigation

OCFPD started SPOA mitigation work in October. Some projects are still ongoing as weather allows.

Project	Description	Budget Limit
Project A	Additional chipping for curbside service exceeding property quantity limits	Up to \$10,000 Invoiced at \$8,921.25 137.25 hours
Project B	Removal of forest fuel from high-risk SPOA common areas	Not to exceed \$20,000 Work has not been invoiced
Project C	Consultant(s) to develop a WUI Plan for SPOA common areas above Cole Hill	Not to exceed \$5,000 OCFPD has offered to provide at no cost
Project D	Matching grants for property owners hiring OCFPD to remove dead wood	Not to exceed \$30,000 Invoiced at \$12,000
Project E	Contract for wood hauling to disposal sites (Rocky Mountain Youth Corps or similar)	Not to exceed \$10,000 OCFPD either chipped or is removing wood to be processed at roadside. Not invoiced yet

The Fire Protection District is working with the State of Colorado on a Grant that would provide some funding for Eagles Watch neighborhood. No Update yet.