

STAGECOACH PROPERTY OWNER'S ASSOCIATION

Board of Directors Meeting

February 23, 2026

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, Eli Nykamp, Ray Hendry, Mike Slater, Matt Wright, Matt Kaufman, 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. Bryant Scrafford had to resign his Board seat. The Board has stated they will wait until the July meeting to fill this vacancy.

2. Approval of Minutes

The Board meeting minutes dated December 12, 2025, were reviewed.

Motion #1: There was a motion to approve December 12, 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. The Board discussed the special assessment and the next steps forward. Kasey will continue to collaborate with Tom to ensure this process is done according to the covenants. Tom would like the Board to authorize a due date for the 2026 assessments.

Motion #2: A motion was made that the 2026 assessments due date will be no less than 30 days after the invoice is mailed out and the exact date to be determined by the treasurer. The motion was seconded and passed unanimously.

- 4. Project and Compliance Manager Report** – David Park presented his Manager's Report, which is enclosed.

- 5. Treasurer's Report** – Tom updated the Board on the 2025 expenses for both the operating and reserve accounts.

A. **Arce Unpaid assessments action** – Tabled until Tom gets a better understanding on the collection policies.

- 6. ACC Appeal** – None.

- 7. Member Comment** –None

8. New Business

A. **Noxious Weed Enforcement Program** –Kasey updated the board that the County has reached out to her to see if SPOA would be willing to partner to get more lot owners to act on their noxious weed enforcements. Tom stated he does not believe SPOA should pay for their noxious weed eradication as it does not affect neighboring homeowners to a large degree. He does believe that SPOA could help owners connect with vendors who can be hired to manage these noxious weed enforcements. The Board asked Kasey to list vendors and details on the website for any homeowners who may be interested.

B. 2026 Dead Wood Removal Program – David is going to get this program started early this year due to the lack of snow on the ground. The Board would like to continue to contribute the same amount as last year to each lot that participates. David stated there was a 33% response rate last year. He will resend to the people who did not participate in 2025 and consider who else to include in this year’s program.

C. Shay Way Special Assessment request - Todd Stewart updated the Board on his request. This assessment would build 1620 linear feet of new road on Shay Way that would impact 136 lot owners. Todd received many bids and would recommend going with the Highline Contracting LLC bid that totals \$100,209. Discussion ensued over contingency amounts and what SPOA would be responsible for if the road ended up costing more than the assessment amount. Tom and Ray would like the contingency increase to \$20,000. Tom volunteered to go through the special assessment language to confirm the resolution that was drafted by Todd is appropriate.

Motion #3: A motion was made to approve the proposed special assessment with an additional \$10,000 added to the contingency line item with the language of the special assessment to be revised as necessary and approved electronically by the Directors after the revision. The motion was seconded. Mike Slater asked that the contingency return to \$10,000 and use the unused funds from the 2025 road construction budget if necessary. The motion remained as stated and passed unanimously.

9. Old Business

A. Lease with OCFPD for the land which the fire station sits on – Tom and Eli are still collaborating with the lawyers at OCFPD to complete the lease.

B. Nordic Trails/Slash Pile Shed – The Board is not ready to move on this topic yet and spoke of a possibility of building a small pole barn to house all the necessary SPOA equipment pieces. Further discussion was tabled until the April meeting.

C. Committee Updates

A. Road Committee - Because Bryant is no longer on the Board, a new Board member must take on the role of Committee Chair. Mike Slater and Ray Hendry are the current Board members in this committee. Mike Slater agreed to take on the role as Committee Chair.

Motion #4: A motion was made to appoint Mike Slater as chairman of the roads committee and seconded. With no further discussion, the motion passed unanimously.

B. Trails Committee

1. A map was displayed showing suggested locations for future trails in south Stagecoach. The trails committee met and agreed to recommend proceeding with construction of the trails marked in blue in 2026. The idea is to construct a six-foot-wide graveled path that will turn the current Nordic trails into all-weather trails. Making the paths six feet wide will then enable skate skiing on the trails during the winter, in addition to the usual classic ski path. David Winter has indicated that he is on board to cut the proposed trails. Gravel work will be done by a combination of volunteer work, and possible employment of Chris McElroy, or a similar employee. Overall supervision will be by our PC Manager, if we have a replacement for David Park, and if not, then by Morgan, as head of the Trails Committee.

Motion #5: A motion was made to construct in 2026 as much of the trail shown in blue on the attached map with the exact location of the 6-foot-wide trail to be determined by David

winters. This motion was seconded and passed unanimously.

2. Before construction can begin, SPOA will need to have the boundaries of the common areas in the north and south drainages surveyed. The map shows the boundaries for the common areas are all over the place. This will necessitate locating over fifty corners. The Committee received an estimate from Four Points Engineering and Surveying to do the work for \$6,000- \$8,000.

Motion #6: A motion was made to authorize Morgan as Chairman to employ Four Points Engineering to survey the boundaries of the sections of the common area pursuant to the proposal submitted to Four Points with a NTE \$8,000 for the work. The motion was seconded and passed unanimously.

3. To allow necessary flexibility with respect to the trail construction, the Committee also asked for the funds from the Trails Project budget of \$40,000 be allocated for the completion of the work in 2026.

Motion #7: A motion was made to allow expenditure of the \$32,000 balance [after survey] allocated to trails as follows: \$5,000 for gravel and rental of equipment and NTE \$23,000 for trail layout and construction and actual expenditures to be approved by Morgan as chairman of the committee. This motion was seconded and passed unanimously.

- C. Real Estate Development Committee – The committee met with two members at the Discovery group. They are currently submitting revisions to their proposal and will be on the planning committee website. This is estimated to take about 6 weeks before they will be in front of the planning commission and a public hearing in July at the earliest. Morgan believes the feedback that was submitted from SPOA was received and will warrant revisions in their proposal.

10. Executive Session – Personnel Matters

11. Adjournment at 7:30 pm