

STAGECOACH PROPERTY OWNER'S ASSOCIATION

Board of Directors Meeting

May 6, 2026

Stagecoach State Park Visitor Center Conference Room

Meeting Minutes **DRAFT**

The Board of Directors meeting was called to order by HOA President, Eli Nykamp at 5:01 PM.

1. **Roll Call**

The board members in attendance included Morgan Yost, Eli Nykamp, 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 and Adrian Pouglias, were present.

2. **Approval of Minutes**

The Board meeting minutes dated February 23, 2026, were reviewed. The Board special meeting minutes dated April 23, 2026 were reviewed.

Motion #1: There was a motion to approve February 23, 2026, minutes as presented which was seconded. With no further discussion, the motion passed unanimously.

Motion #2: There was a motion to approve April 23, 2026, minutes as presented which was seconded. With no further discussion, the motion passed unanimously.

3. **Ratification of Email Motion**

Motion #3: A motion was made to ratify the Board's unanimous email approval of a new member to the Architectural Control Committee, which was seconded. With no further discussion, the motion passed unanimously.

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

Motion #4: A motion was made to have the PCM work with the State Park to acquire the picnic tables and hire vendors to build concrete pads for new picnic areas to be built. This will be paid for out of the budgeted funds for the Stagecoach State Park Joint Projects. The motion was seconded and passed unanimously.

5. **Project and Compliance Manager Report** – David Park presented his Manager's Report, which is enclosed. David and Tom Watts will walk the areas that are greatly impacted by dead wood and take photos. Using those photos, they will send off another letter to lot owners to encourage participation in the Dead Wood Removal Program.

6. **Treasurer's Report** – Tom updated the Board on the 2026 expenses for both the operating and reserve accounts. Tom also updated the Board on the Tri-State agreement that has been outstanding since 2023 concerning the development in South Shore. Tri State has submitted their application to the Planning Department. The requirements that the Planning Department received regarding this application will most likely end the development. The YVEA electrification project is waiting for an agreement to be reached with YVEA. Once the agreement is reached, SPOA will pay for the entire cost of the project and then issue the special assessment invoices to the affected lot owners.

7. **ACC Appeal** – Atkinson Appeal – David presented the ACC appeal to the Board. Tom presented the ACC's reason for denying the application. The applicants made a presentation asking for an

appeal.

Motion #5: A motion was made to approve the appeal based upon seeing the shared wall. This motion was seconded and passed unanimously.

8. **Member Comment** –Chris Zuschlag updated the Board about a request for Dark Sky Initiatives coming down from the State of Colorado. Chris would like to ask the Board to consider entering Dark Sky policies into the SPOA covenants. The Board will discuss creating a policy for this topic. Mike Slater brought up that a proposed trail will create an eyesore and a habitat issue for wildlife.

Motion #6: A motion was made to revisit the design of the trail system south of Whiffle Tree and south of Shay Way and Halter Trail. The motion was not seconded and died.

9. **New Business**

- A. **Lot Consolidation – 33480/5 Arabian Way** – Kasey shared that all documents were received and reviewed. The signed Agreement should be received in the mail soon.

Motion #7: A motion was made to approve the lot consolidation and authorize the Board President to sign on SPOA's behalf and issue to the completed document to the County Recorder's office. This motion was seconded and passed unanimously.

- B. **Friends of Stagecoach Support Request** – Mariann Kircher made a presentation to the Board about their newest fundraiser called “Run for your Flapjack 5K walk/run” followed by a pancake breakfast. They are asking SPOA to help support this new community event. They asked if SPOA would contribute to the fundraiser the amount equal to the event insurance cost and cost of the medals which is estimated to be about \$450.

Motion #8: A motion was made to allocate \$500 from the unallocated funds budget line item to the Stagecoach State Park Joint Projects line item and authorize payment to the Friends of Stagecoach upon approval of the State Park. This motion was seconded and passed unanimously.

- C. **Haywagon Trail Special Assessment Request** - Todd Stewart proposed a road to be built on Haywagon Trail but this assessment is contingent on the passage of the Shay Way special assessment. Todd is asking that if this does pass, that SPOA contribute funds and manage the project. Tom suggests that this is not a special assessment but could be managed under a contract instead.

Motion #9: A motion was made to negotiate contract terms with Todd Stewart and the other owners to have SPOA contribute to and manage the Haywagon partial road construction identified by Todd. This motion was seconded and passed unanimously.

- D. **Proposal to conduct regular chipping at the Slash Pile** – Every year the SPOA slash pile is burned and is a dangerous situation. Having large piles of combustibles in the slash pile area is dangerous. Tom obtained a quote from Sav a Tree to chip the slash in the pile for about \$3000 a day. This will cut down on fire danger and the amount to be burned. The chips would then be trucked over to the common area nearby and spread in a thin layer.

Motion #10: A motion was made to hire Sav a Tree to do chipping sessions at the Slash Pile early in the season, at a cost NTE \$6200 and that this money be allocated from the \$10000 currently in the budget for the Summer Maintenance of the slash pile. The motion was seconded and passed unanimously.

- E. **Amendment of Policy 2025-3 to add a definition for “above grade”** - Tom explained the need for this definition.

Motion #11: A motion was made to approve for adoption and publish to the SPOA membership a new subsection “d” to Section 1 of Policy 2025-3 to add a definition to ‘above-grade’. The motion

was seconded and passed unanimously.

- F. Amendment of Policy 2025-3 to add restrictions in Section 4. A. (ii.) applicable to ancillary buildings constructed after construction of the Residence.** Tom explained that this amendment would extend the existing requirements for ancillary buildings constructed prior to a residence so they also apply to ancillary buildings added after a residential home has been built. The amendment would further clarify the review process for modifications or changes to existing ancillary buildings. In addition, the policy amendment would establish how SPOA may regulate and address secondary dwelling units.

Motion #12: A motion was made to approve for adoption and publish to the SPOA membership this proposed amendment to policy 2025-3. The motion was seconded and passed unanimously.

- G. Proposed Policy 2026-1 stating the procedures to implement the “special assessment” language in the Covenants** – This is a policy that would allow owners to apply to the Board for a particular special assessment. This policy follows the way we have currently been doing this process. The only addition is a definition portion to narrow down what capital improvements are defined as. A special assessment could be put in place for maintenance by adding this definition into the policy.

Motion #13: A motion was made to approve for adoption and publish to the SPOA membership the proposed policy 2026-1. The motion was seconded and passed unanimously.

- H. Proposal to expend a portion of the “restricted” South Shore Road funds to improve drainage ditches bordering various roadways in South Shore.** – Tom and members have been speaking with the County Road and Bridge department. Tony Brown stated that the County will maintain the drainage ditches.

10. Old Business

- A. Lease with OCFPD for the land which the fire station sits on** – Tabled
- B. Nordic Trails/Slash Pile Shed** – Tabled
- C. Committee Updates**

- A. Trails Committee** – The trails near Shay Way have been marked by Four Points although Tom plans to speak with Walter McGill as more work needs to be done. Adrian suggested that Tom reach out to Walter to get a map to help us understand what Four Points has planned.

11. Adjournment at 7:37 pm

General Manager Report – May 6, 2026

Curbside Chipping – This will happen again this summer in conjunction with the Routt County Fire Mitigation Council and the OCFPD. There will be two weeks of chipping done, one in July and one in September. The registration will go out via email the month prior to the chipping and all details can be found on our website.

Invoices – 2026 assessments have finally gone out to the owners. These are going out via USPS and email. The due date for these invoices will be June 15, 2026. The online payment option took far longer than Tom or I could have anticipated. However, it is complete and will be very easy for users to pay dues directly online. Mailing a check is still an option as well. You will have noticed that the first email reflected the body of last year's email but has this year's date and attachment. The VMS support person that helped create this mass email option for me did not adjust the hardcoded wording which resulted in this error. I have since figured out the root causes and corrected them. I resent the email with the correct dates in the body of the email.

Q2 Newsletter in May- The 2nd Quarter newsletter will finally go out although in May as we were waiting to get the invoices sent before sending it along.

Annual Member Meeting - The 2026 annual membership meeting will be on July 18th at 10 AM in the SOROCO High School Commons area.

Weed Spraying – I have contacted Big Sage Ecological to handle the weed spraying again this spring and fall. They will spray the spaces within the SPOA Common Areas that have gone under Routt County Weed Enforcement. They will spray one day in the Spring and one in the fall. This will exhaust the \$2000 currently budgeted for the year in this category. If more work is needed (which won't be known until later into the Spring/early Summer), we will need to allocate more money to this budget line item. The vendor states they can't predict if there will be more work necessary without a survey of the areas.

Playground landscaping – I have reached out to Ski Town Landscaping to contract with the Coyote Run Playground again this summer. The quote is attached. The monthly service will be \$500 per month (May-August). This \$2000 will exhaust what we budgeted for the entire summer. I would like the board to discuss if the irrigation system and any additional work will be desired for the summer. If so, we will need to allocate more funds to this budget line item.

Dead Wood Removal Program – The program has been offered via email/mail to 241 lots in Sky Hitch IV, South Station I and South Station II. At this time we have had 19 lots sign up for the program.

Current Special Assessment status – The special assessment voting is still ongoing for the Shay Way Road. The current tally is 74 yes votes, 17 no votes and 47 non-responsive votes. The update is located on our website and is updated daily as the votes come in the mail. This will continue on until 93 yes votes or 46 no votes have been received or the time lapses on September 19, 2026.

State Park Update – Mckenna ordered trees the first week of April. She has arranged for these to be planted in the coming week. Reminder – these are 2025's purchases for the State Park. As for the 2026 donation to the park, Mckenna has requested:

The State Park and SPOA had discussed adding picnic pads to the soon to be new treed area. The State Park's main concern is the staffing of the project as the park will be spread thin this summer. Would it be possible for SPOA to contract out or use the dedicated funds to pay someone to install the picnic pads? The park can mark out the locations and provide picnic tables already acquired, but otherwise we fear we do not have the resources to build them ourselves with our current staffing levels.

Project and Compliance Manager Report

Report to the Board of Directors – March 2026

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 activity since the last Board meeting.

Category	Count
ACC Reviewed Projects Total	10
ACC Approved Projects	6
ACC Projects in Current Review	3
ACC Projects Disapproved	1, currently in Appeal status
PCM Intake/Review	6
Types of Projects	
New Residences	12
Exterior Finishes	2
Auxiliary Buildings	3
Decks	1

Address	Project Type	Status	Comment
33209 Wenatchi	Residence	ACC Approved	Informal
30640 Reinsman Ct	AUX Building	ACC Approved	
30520 Ormega	Residence	ACC Approved	
Lot 63, Blackhorse II	Residence	ACC Approved	
Lot 98, South Shore	Residence	ACC Review	Informal
Building II, Schussmark	Townhomes	ACC Approved	Exterior Finishes
Lot 22 Blackhorse I	Residence	ACC Approved	Informal
31620 Shoshone Way	Deck	ACC Review	Replace/Expansion
23660 Willow Island Trail	Residence	ACC Review	Exterior Finishes
30575 Ormega	Garage/Aux	ACC Appeal	
31395 Shoshone	Residence	In Redesign	Previously approved
20865 Cinch Trail	Residence	In Redesign	
Lot 20, NYP	Residence	PCM Intake	NYP Approved
Lot 33, NYP	Residence	PCM Intake	
Lot 41, NYP	Residence	PCM Intake	
Lot 36 Meadowgreen	Residence	PCM Intake	
21035 Palomino Way	Garage/Aux	PCM Intake	
Lot 80 Eagles Watch	Residence	PCM Intake	

Road Maintenance

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, Grooming and Access Plowing

2025/26 Nordic Season has closed with good reviews of the trails, despite the sparse snow season. All equipment is currently stored on private property.

Slash Pile

The 2026 Slash Pile operations and opening date have yet to be determined.

In May there was unauthorized dumping over the parking lot fence. Pictures were taken of the vehicle involved but were not able to capture identifying information.

Fire Protection District

There is likely to be a vacancy on the OCFPD Board soon. There are currently 2 Board Directors that reside in the Stagecoach area, neither of which are SPOA members. The balance of the Board is 2 Directors from Oak Creek, and 1 Director from unincorporated Routt County.

The OCFPD Board welcomes qualified candidates to apply when a vacancy occurs.

Qualification includes personal ownership of land within the boundaries of the District.

Forest Fuel Mitigation

The OCFPD Wildland Captain was consulted in efforts to identify the lots eligible for the 2026 Lot Fire Mitigation Grant program. The Captain and crew have initial general plans on how to access and work on the lots.

Due to the low participation rate in the Lot Group Priority 1, all the additional lots in Lot Priority Group 2 and 3 have now been offered the chance to participate.

Once the Grant Contracts are finalized, the Wildland Crews will finalize the plan on how to most efficiently access and work on the lots.