

# STAGECOACH PROPERTY OWNER'S ASSOCIATION

## Board of Directors Meeting

October 20, 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 5:30 PM.

#### 1. Roll Call

The board members in attendance included Morgan Yost, Jackie Bennett, Bryant Scrafford, 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.

#### 2. Approval of Minutes

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

**Motion #1: There was a motion to approve August 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. Tom discussed that it is time to assess the 8% interest on all the balances that have carried since the 2025 fee due date.

**Motion #2: There was a motion to send out new billing statements to lots who have not paid and charge them 8% interest from the due date from initial billing to the date of the letter being mailed out. The motion was seconded and passed unanimously.**

4. **Project and Compliance Manager Report** – David Park updated the Board on his Manager's report that is enclosed. David spoke about needing additional signage to limit the motorized vehicles in common area. Mike asked if a port-a-let is necessary at the entrance of any of these new trails. Tom stated there hasn't been any issue in the past so keeping it primitive seems the most prudent option at this point. David brought the question to the Board if a pre-approved duplex lot would be permitted to be subdivided, based on Routt County's advice. The Board has asked David to speak with the lot owner about restricting those lots to a total of 5000 sq ft. living area and hear what NYP HOA will rule on this matter.

**Motion #3: There was a motion to approve a NTE \$2000 from the unallocated funds in the projects budget for the purpose and erection of signs warning people to keep motorized vehicles out of the common areas in the areas above Cole Hill, which was seconded. With no further discussion, the motion passed unanimously.**

5. **ACC Appeal** – None.

6. **Member Comment** – Ray brought up the Red Hawk Playground deposit. Tom stated he will send the \$10,000 deposit as soon as the Red Hawk HOA is ready. Tom advised that we could discuss the 2026 funding promises during budget discussions.

#### 7. New Business

- A. **Nordic Trails Grooming and Maintenance** – This will be

addressed during the budget discussion.

**B. Budget 2026** - The board reviewed the proposed 2026 Projects budget, approving \$100,000 for forest fuel reduction efforts focused on the border with the National Forest, \$10,000 for slash chipping, and \$60,000 for road construction and maintenance. They agreed to allocate \$25,000 for the subdivision grant program, with \$15,000 committed to Red Hawk for their playground project. The board discussed and approved project budgets, including \$75,000 for infrastructure contributions and \$45,000 for trail work.

**Motion #4: There was a motion to approve the 2026 Projects Budget with discussed amendments. The motion was seconded. With no further discussion, the motion passed unanimously.**

The Board reviewed the operating budget expenditures, which were currently tracking slightly under budget with a projected surplus of \$67,000 for this year. Tom recommended increasing the salary budget by \$40,000 to potentially hire part-time staff for tasks like Nordic trail grooming and suggested a 5% cost of living increase for current employees. Other various budget items for 2026 were discussed including \$15,000 for accounting services and \$15,000 for legal services. The Board discussed insurance needs, with Tom recommending \$15,000 for liability coverage. The Board also approved increased allocations for website development, vegetation control, and trail maintenance. The board decided to maintain the annual assessment at \$278,738 without increasing it. The group discussed the need for additional staff support to manage increasing contract work and considered implementing fees for SPOA's administrative costs.

**Motion #5: There was a motion to approve the 2026 Operations Budget with discussed amendments. The motion was seconded. With no further discussion, the motion passed unanimously.**

## **8. Old Business**

- A. Lease with OCFPD** – The first draft of this lease has been sent to Tom Watts and Eli Nykamp for initial review. The Board will review this and bring it back to the next meeting for approval.
- B. Nordic Trails/Slash Pile Shed** - tabled until the next meeting.
- C. Discussion and possible adoption for publication of a policy re special assessments** – tabled.
- D. Committee Updates**
  - 1. Real Estate Development Committee** – Morgan stated that the public comment period for the Stagecoach Mountain Ranch has opened. Morgan stated there is, within the survey results, a good amount of data to point to a generalized SPOA opinion. She asked if the Board would like to weigh in on and release a comment on the plans. The Board agreed to prepare public comments on the SMR development proposal, with Morgan's committee taking the lead in identifying key issues for SPOA to address. It is believed the responses must be submitted to the County by November 18<sup>th</sup>, but Kasey will follow up on the timeline.

## **9. Adjournment at 7:57 pm**

## General Manager Report – 10/20/2025

Kasey O'Halloran

**Electric Line Ballot Update:** Current Tally is 29 yes votes, 7 no votes, 23 votes still outstanding. The end of the 180 day voting period is February 23, 2026.

**Pinto Way Special Assessment Update:** Current Tally is 2 yes votes, 1 no vote and one still outstanding. The end of the 180 day voting period is November 9, 2025.

**Fire Mitigation Enrollment:** David verified 36 lots to send the Deadwood Removal Agreement out to. So far 12 have sent back the completed agreement and David has begun scheduling the work to be completed on their lots.

**AR Report** – We have 420 lots/owners owing \$101,500 currently, 1818 lots/owners that have paid in full.

**Estoppel Requests** – So far this year, 57 Estoppel Requests have been completed, almost all of those have resulted in a sale.

# Project and Compliance Manager Report

Report to the Board of Directors - October 20, 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	3 properties
Applications Pending	8 properties
Active Construction	14 sites
NYP Review	1 properties
PCM Review with Pending Documents	4 properties
RCBD Permit Applied, Not Issued	2 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. Additional work is still slated for the northern section of Filly, Sunbird and Snowbird and a section of Whiffle Tree from Hoch Eye to Shay Way. Spot filling of low spots with extreme rutting is scheduled for this week on Whiffle Tree, Shay Way, Halter and Stirrup. This is for the benefit of the spring melt but also will serve to improve the Nordic Trails season that are on or cross these roads.

Morningside residents did finally see some Routt County maintenance performed in October on some of those neighborhood roads after having been neglected all summer. Contact details for the Routt County Road and Bridge Department have been shared, and residents have been encouraged to report issues directly and consistently.

## Nordic Trails, Planning, Grooming and Access Plowing

### Planning

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 proposed meets all those goals, as well as laid the foundation for a South Valley Summer Trail System.

As of this date, the proposed trail system expands the yardage of trails by 74% over the last year's trails.

The proposed trails have been mowed twice to a width of 10 feet. This has cleared the trails of sagebrush and grasses to allow for the trails to be formed sooner and last longer.

The new trail system will require some directional signage as well as maps being available or posted.

Since the trails are a mix of roadway and common area, having signs posted for notice to snowmobiles will be useful at the common area access points.

This is also an issue for ATV's and snowmobiles in other common areas all year long and residents are requesting consideration for signs in those areas.

Historically Nordic Trail grooming and access plowing has been performed by the same vendor. It is estimated that the grooming expense will double if the vendor is used in 2026 due to the additional grooming. It should be considered that if a SPOA part time employee was used for grooming, the expense would likely be much more in line with the current budget amount. If that is a possibility, then it should be explored and implemented for the 2026 season.

## 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 are currently 12 large Type 3 burn piles and 1 extra-large Type 4 pile.

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.

Roadway base installation improved access. An attendant, hired through a vendor at \$1,680 per month was used and did help reduce improper dumping.

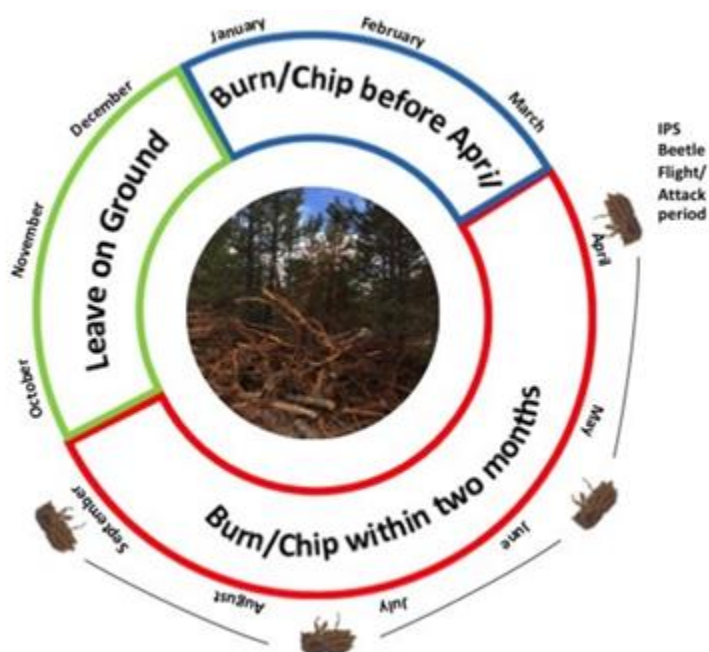
Some consideration should be given to Forestry recommendations for management of slash.

Slash is the residual branches and debris created by logging operations, pruning, thinning, restoration projects, storms and other disturbances. These materials present risk as ground fuels for fire as well as breeding sites for some types of bark beetles. Douglas-fir, true fir and pine trees host bark beetle species that prefer to infest fresh slash or downed trees. Bark beetle outbreaks can be avoided by:

- 1) not creating slash during certain times of the year,
- 2) allowing slash time to fully dry before beetle flight periods, or
- 3) chipping, masticating, burning or burying slash before it can be infested or before beetles can emerge from already infested material.

Larger piles that are made in January thru August can create a multigenerational sink. Essentially beetles emerging from slash on the outside of the pile move inward to attach the less exposed, moist slash

within the pile. It is important to monitor and burn the pile before beetles run out of material or emerge and look for surrounding healthy trees.



## Fire Protection District

OCFPD has 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.

This is per a SPOA request to amend or replace the current Ground Lease as it lacked specificity in several areas and offered little protection to both parties.

## Forest Fuel Mitigation

OCFPD started SPOA mitigation work in October.

Below are the Projects previously budgeted and approved.

Project	Description	Budget Limit
Project A	Additional chipping for curbside service exceeding property quantity limits	Up to \$10,000
Project B	Removal of forest fuel from high-risk SPOA common areas	Not to exceed \$20,000
Project C	Consultant(s) to develop a WUI Plan for SPOA common areas above Cole Hill	Not to exceed \$5,000

Project D	Matching grants for property owners hiring OCFPD to remove dead wood	Not to exceed \$30,000
Project E	Contract for wood hauling to disposal sites (Rocky Mountain Youth Corps or similar)	Not to exceed \$10,000

Currently, 29 lots in Sky Hitch 1 & 2 and Horseback have been identified with significant standing or downed fuel loads. Owners received letters offering up to 50% grant funding, with a maximum match of \$500 per lot. As a result, lot owners signed contracts on 10 lots for mitigation.

If this program is to be approved for next year, it might be planned to recognize one-third % participation from lot owners.

The Fire Protection District is working with the State of Colorado on a Grant that would provide some funding for Eagles Watch neighborhood.