

**STAGECOACH PROPERTY OWNER'S  
ASSOCIATION Board of Directors Meeting via  
Zoom**

November 10, 2022  
Meeting Minutes

The Board of Directors meeting was called to order by HOA President, Eli Nykamp, at 4:06 PM.

**Roll Call**

Board members present attending via teleconference included Amber Stewart, Julia Wallace, John Peterson, Chris Simao, Jennifer Hilton and Kit Buell. Eli Nykamp and Tom Watts attended in person.

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

**16 SPOA members were present via Zoom**

Representing Steamboat Association Management was Michelle Koci.

**APPROVAL OF MINUTES AND RATIFICATION OF E-MAIL APPROVALS**

The board meeting minutes dated September 8, 2022 were reviewed.

**MOTION:** There was a motion to approve the minutes as presented which was seconded. With no further discussion, the motion carried without dissent.

The email ratification to approve the Eagles Watch Lot 58 and 59 consolidation was reviewed.

**MOTION:** There was a motion to ratify the email and approval of the Eagles Watch Lot 58 and 59 Consolidation which was seconded. With no further discussion, the motion carried without dissent.

**MEMBER COMMENT-** There were no member comments.

**OLD BUSINESS**

**Proposed Trail at South Shore** – Amber gave an overview of the proposed request from the Trails Committee to the Board for their approval to request \$5,000 for the layout of the extension of the south shore trail. There was discussion on how much it is adding to the trail system, and it is about 2/3rds of a mile.

**MOTION:** There was a motion to request \$5,000 for the layout of the portion of trail in lavender shown on the map that was presented, which was seconded. With no further discussion, the motion carried without dissent.

**Slash Pile Action**

Jennifer updated the Board with a presentation of the options to have the slash pile mitigated. There were bids to burn the slash pile, to have it masticated or have it chipped and hauled off. There was discussion on which option is best for the vegetation, for the community and to minimize any impact. There was also discussion on the positives and negatives of the options.

**MOTION:** There was a motion to contact All Weather Services and let them know to proceed with the option A (Chip Large Slash Piles and Haul Offsite) have it completed by the end of 2022 and not to exceed \$5,000, which was seconded. With no further discussion, the motion did not carry with 4 approving and 4 opposed.

**MOTION:** There was a motion to move forward with burning the slash pile this year and get more detailed information to review for next year for option A, which was seconded. With no further discussion, the motion carried with 5 in favor and 3 opposed.

## **New Business**

### **2022 Proposed Budget Review**

Tom Watts started the discussion with the overall assessment discussion. The discussion included what the new year assessments should be for 2023. The decision was to leave the overall assessment at the same amount (\$125) and the reserve portion of the overall assessment would be decreased as the operating assessment needs to be increased for reasons that include but not limited to contractual increases, vendor increases, inflation and utility increases.

**MOTION:** There was a motion to not increase the annual assessments charges, which was seconded. With no further discussion, the motion carried without dissent.

Operating Budget- Tom Watts reviewed the proposed 2023 operating budget. Tom gave an overview on the purpose of the operating budget. One being to provide information to the members of the association. Provide notice to the members on how the assessments are being spent. Secondly it sets a ceiling for what the management company can distribute from the funds without coming back to the board for an approval.

The amount being allocated to the operating budget was discussed as there is a proposed increase. The main line items that make up that increase are Management Services which is contractual and the postage line items for the new legislation that past in August.

**MOTION:** There was a motion to approve the line items and allocate \$66 of the \$125 assessment to the Operating budget as amended which Tom recited, which was seconded.

**MOTION WAS AMENDED:** Conditioned to SAM agreeing to drop their excess ACC fees if over 20 applications per year, for the 5% increase for management fee for 2023. This was seconded. There was some discussion on the 5 % increase, some board members were not in favor of the increase. The motion passed with six in favor and two against, the motion as amended passed.

Project and Reserve Budget- Tom Watts led the discussion saying he would mention the line item and amount that is being proposed and open the floor for discussion.

Wildfire Mitigation: Jennifer is proposing to increase this line item because there is going to be more mitigation and what can be covered by a grant and or HOA expense. The expense for the Grant writing is also including in this line item. The Board agreed to have this line item at \$25,000 an increase over the 2022 budget.

Forest Fire Plan - \$5,000 was proposed for this line item. The Board members discussed their concerns and increased this to \$6,000.

Slash Pile Improvements- \$10,000 was proposed for this line item, which will go towards new signs, new locations etc. With no objections the proposed amount remained.

Forest Fuel Reduction Program - \$25,000 was proposed for this line item. The Board members discussed this amount and with no objections the proposed amount remained. This is to help homeowners mitigate on their property.

Road Construction and Maintenance: \$120,000 was proposed for all line items under this project topic. The committee stated that this coming year would be more design than implementation.

Stagecoach State Park: This line item is to help the state park with the Paddleboard and Kayak dock. There was some discussion about the funds that should be allocated to have a good relationship with the park. The amount settled on was \$5,000.

Trails: \$25,000 was proposed for all line items under this project topic. The Board discussed this topic and decided to keep \$25,000 the amount.

Infrastructure Revolving Fund: \$10,000 was proposed for this line item. This includes the cluster box installation, power line, sewer and other infrastructure. There were no questions or objections from the other members of the Board, the proposed \$10,000 remained.

Acquisitions: \$50,000 was proposed for all line items under this project topic. The Board thoroughly discussed this topic and decided to keep it at \$50,000.

Additional Unallocated Funds: \$35,000 was proposed for this line item, which Tom Watts explained is for any unexpected overages. With no discussion the proposed \$35,000 remained.

Tom Watts went back and read all the proposed figures that were outlined for the 2023 Project Fund line items to be sure all proposed amounts were not opposed.

**MOTION:** There was a motion that all items be allocated as stated above, which was seconded. With no further discussion, the motion carried without dissent.

**Newly Signed State Legislation Alignment Language** – Management overviewed the policies that had been sent to the Board, and if there were any objections to the written policies by legal counsel.

**Motion:** There was a motion that the policies are sent out for comment by the membership pursuant to the governance policies and take them up for approval at the next scheduled meeting, which was seconded. With no further discussion, the motion carried without dissent.

**Appointing of new Board Member:** There was an owner that had sent in his bio and spoke about his interest in the open Board position during the meeting. There was discussion about the term that he is filling and serving out the term of the resignation of a Board member. Bryant would be on the rules committee with Eli Nykamp and Julia Wallace.

**Motion:** There was a motion to appoint Bryant Scrafford to the Board for the open position, which was seconded. With no further discussion, the motion carried without dissent.

**Tri-State Generation** – Tom Watts gave an overview of the proposal that Tri-State Generation proposed to the Routt County Planning Department to establish new west boundaries for three multi-family lots adjacent to Morrison Cove at South Shore. The governing documents state that the declarant of the

property needs to ask SPOA for permission before subdividing. There was discussion on the easements and this proposal only impacts the rear easement not the side easements. There was discussion on what the density of this project would be as it is zoned multi-family. There was speculation and would depend on several factors, including infrastructure and the configuration of the structures.

**Motion:** There was a motion to authorize Michelle with the help of Tom Watts to send a letter to Tri-State inquiring why they have not sought approval by SPOA for their proposed subdivision, and that Tom Watts be authorized to prepare comments and after approval from Eli Nykamp to send those comments to the Planning Commission objecting to the elimination of the rear easement in this proposed subdivision, which was seconded. With no further discussion, the motion carried without dissent.

**Next Board Meeting:** There next board meeting was determined to be January 19, 2023 at 4 pm MT.

#### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 6:59PM.