



# Express

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Fall 2009

## Board of Directors

President:

**Don Alperti**

970-736-8135

[dalperti@zirkel.us](mailto:dalperti@zirkel.us)

Vice President:

**Thomas Watts**

808-524-0330 (x3)

[tomwatts@hawaii.rr.com](mailto:tomwatts@hawaii.rr.com)

Architectural Review Committee:

**Frank Murphy**

970-736-2395

[fpjmurphy@comcast.net](mailto:fpjmurphy@comcast.net)

Secretary:

**Ann Holmes**

970-736-2462

[ann@steamboatwireless.com](mailto:ann@steamboatwireless.com)

Treasurer:

**Ken Jones**

303-843-0614

Work: 303-737-4348

[ken.jones@GWL.com](mailto:ken.jones@GWL.com)

Trails, Website Committee:

**Amy Kopischke**

[spoa\\_amy@yahoo.com](mailto:spoa_amy@yahoo.com)

**Tonja Elkins**

970-736-8410

[telkins@steamboatresorts.com](mailto:telkins@steamboatresorts.com)

**Stephanie Fairchild**

970-819-1131

[steph@steamboatagent.com](mailto:steph@steamboatagent.com)

**Sue Kimes**

970-736-1080

[suekimes@hotmail.com](mailto:suekimes@hotmail.com)

Published by:

Stagecoach Property

Owners Association (SPOA)

117 E. Main Street, Suite F

PO Box 1024

Oak Creek, CO 80467

970-736-8382

[gmspoa@zirkel.us](mailto:gmspoa@zirkel.us)

Created by: Ann Holmes



*This summer Routt County completed a double chip and seal of CR16 from its intersection with CR212 in front of Eagles Nest Townhomes to CR18A, up the hill in the background past the Stagecoach Fire Station.*

## Manager's Report

*By Ken Burgess*

### Annual Meeting

About 100 folks came to the annual meeting held at SOROCO High School in July. Sue Kimes and Frank Murphy were returned to the Board of Directors and Stephanie Fairchild from South Shore replaced Ken DePaul. Ken had served his two full terms and contributed a tremendous amount of mostly unnoticed work. Thanks, Ken DePaul. Many thanks also to Jim Funk who has contributed enormous amounts of time to SPOA but had to step down for health reasons. We wish him well. Tonja Elkins from South Shore replaced Jim.

The proposal to increase dues failed about 2 to 1. Somewhere in the future this will have to be addressed again – but timing was not right this year.

There was considerable discussion about the possible reduction in the authorization of future vaults by the Morrison Creek Water District. Motions were made to prohibit SPOA Board Members from being on the Water District's

Board and SPOA's Board if there were conflicts of interest. Those motions failed along with a motion to oppose the reduction in vaults.

Other floor motions included having SPOA take organizational responsibility for and contribute funds to the July 4<sup>th</sup> fireworks and to provide the Board with a tally of votes held by members other than the Board prior to the Board casting its votes. Both motions failed.

Tonja Elkins presented an update on the South Shore Landscape Plan regarding Parcel B across from the Morrison Creek water and sanitation plant. Objectives include a school bus turnaround, mail box clusters, limited parking for a playground/picnic area and trail access. Preliminary engineering has been done and the Army Corp of Engineers has indicated that the wetlands do not appear to present a problem for bridging and trail work.

### CR16 Surfacing

The County has completed a double chip and seal surface from the northern intersection

# Manager's Report (continued)

of CR212 and CR16 (at Eagles Nest) to the intersection of CR16 and CR18A up the hill from the fire station. A step in the right direction and very nice!

## CR14 Plans

The County has applied for a federal grant to reconstruct and widen County Road 14 from the reservoir to CO131 at the north end of CR14. This grant would be for \$13.4 million. The County has also authorized the expenditure of \$1.5 million of Routt County funds to complete the engineering and the purchase of the right-of-way where necessary. SPOA has sent a letter of support to the US Department of Transportation and we will keep you posted on this very important process.

## Newsletter

The Association spends about \$8,000 per year on the newsletter. This could be avoided entirely if we used only email. Many members, however, do not have access to email. Serious consideration is being given to make the newsletter available to only those with email (or access through a friend) and to those who are willing to subscribe to a mailed newsletter for \$5 per year (actual cost for 4 issues).

Please send your comments to me at [gmspoa@zirtkel.us](mailto:gmspoa@zirtkel.us). Should this decision go forward it will be announced to all in the Winter newsletter.

## Song Mountain

The developer, Ji-Ang Song, filed for a Planned Unit Development (PUD) to develop 896 of 2600 acres. It envisions 366 dwelling units – 260 single family, 18 duplexes and 88 town homes. Several issues surfaced at the County Commissioners meeting. A decision was tabled until August 25<sup>th</sup> to allow for further development. At that meeting the Commissioners approved a change in zoning to Planned Unit Development (PUD). Issues to be resolved for the next meeting included water and sewer service, fire prevention, CC&Rs, road surfacing and density and school issues. This is the largest proposal to effect Stagecoach since its inception and could have significant impact on the momentum in this area. We will keep you advised.

## Charter School

This effort continues to quietly move along. The steering committee, Kim Rabon, Jane Colby and myself, have been working with the School District to ensure we are all reaching for a win-win situation. A preliminary engineering review of the dedicated school site showed good access to nearby central services. While other potential sites have been identified, this existing dedicated site seems a natural fit. Letters of Interest continue to come in and, at this time, they include some 35 children.

For more information check the web-site at <http://www.stagecoachschool.blogspot.com>.

## Architectural Review Committee (ARC)

The ARC is now headed up by Board Member Frank Murphy. They will be reviewing both ARC and compliance policy. Several issues are apparent – others not readily solvable. Issues include:

- Trash in yards
- Motorized vehicles using common areas
- RVs, travel trailers and fifth wheels in yards for extended periods

- Boats in yards in the winter
- Snowmobiles in yards in the summer
- Small lots with containers, sheds, horses, etc.
- Large parcels (5+acres) with outbuildings, horses, other livestock, etc.

Please send your comments regarding these and other issues to me and I will collect them for the Committee.

## Stagecoach Community Plan

The Routt County Planning Department is working on revising the Community Plan. The 1999 plan can be reviewed at our website [www.stage-coach.com](http://www.stage-coach.com) under "Planning and Development." The Planning Department will be touring the Stagecoach area this September to get a visual update of the development in Stagecoach and what the current issues are. Your input is important and comments and concerns may be emailed to Assistant Director Ellen Hoj at [ehoj@co.routt.co.us](mailto:ehoj@co.routt.co.us).

## Oak Creek Fire Protection District

Chief Wisecup notes that we now have four full-time employees in the District and that the Community Wildfire Protection Plan is complete and updated annually. Three-fourths of the District calls are emergency medical and about one-third of all District calls are coming from Stagecoach. Ground has been broken to add a third bay in the Stagecoach fire station.

The District is always seeking volunteers and if you are interested in becoming a volunteer firefighter – or serving on the Board of Directors – please contact the Chief at 970.736.8104. Also visit the new website at [www.oakcreekfire.org](http://www.oakcreekfire.org).

## Motorized Vehicles in Common Areas

We have received several complaints and have observed the impact motorized vehicles are having in common areas. This traffic is prohibited. Please protect our natural open spaces and let us know if you observe violators.

## Oak Creek Museum

A current exhibit "The Immigrant Experience in and around Oak Creek, CO, 1910-1960" at the **TRACKS & TRAILS MUSEUM** in Oak Creek has been extended because of continued interest in this fascinating period of history in South Routt County. The patchwork quilt of nationalities, Croatian, Greek, Asian, Scandinavian, Afro-American, Indian, Mexican and many more, comprised the backbone of the labor force of the Coal Industry that became the livelihood of many generations to follow. The Museum has a fine collection of photographs, artifacts and historical documents visitors may need to aid in research of their ancestors.

The museum also supports the local artists by displaying their works on a rotating basis. Last Labor Day weekend, which saw a great turnout, featured the paintings and photographs of Nita Naugle.

Include the **TRACKS & TRAIL MUSEUM** on your list of "Things to Do." Location: 129 East Main Street, Oak Creek, and check out the museum on the History & Genealogy section of [www.YampaValley.Info](http://www.YampaValley.Info). Phone 970-736-8245 for more information.

## June Special Meeting Minutes

The Board of Directors called a special meeting of the Stagecoach Property Owner's Association on Saturday, June 13, 2009, at the Stagecoach Firehouse.

Present: President Don Alperti, Vice President Ken DePaul, Treasurer Ken Jones, Tonja Elkins, and Amy Kopischke. Also present was General Manager Ken Burgess.

Don Alperti called the meeting to order at 9:16 a.m.

Don Alperti introduced the purpose which was to vote on whether or not to increase dues to \$100 per year effective January 1, 2010.

However the lack of a quorum was declared and no vote was held.

### Discussion

Will today's proxy be valid at the annual meeting? This year a valid proxy would be effective through July 26, 2009.

A discussion regarding vaults ensued until Alperti called it to a halt noting that the water district was holding a public meeting on June 27 to take public comment regarding the issue.

The paving of CR 16 was discussed and Tom Sullivan said the target date for double chip and seal up to CR18A was set for August.

Ken DePaul moved to adjourn the meeting; Kopischke second; passed at 9:51 a.m.

## May Board Meeting Minutes

The Board of Directors of the Stagecoach Property Owners Association met on Thursday, May 28, 2009, for a special meeting by telephone conference call at 6 p.m. The single topic under discussion was to accept Jim Funk's resignation and his recommendation for his replacement as the South Shore representative.

Present:: President Donald Alperti, Ken DePaul, Ken Jones, Ann Holmes, Tom Watts, Frank Murphy, Sue Kimes, and General Manager Ken Burgess. No other people were on the phone line.

Don Alperti called the meeting to order at 6:02 p.m.

GM Ken Burgess explained that Jim Funk had tendered his resignation from the SPOA board of directors due to health issues and had recommended Tonya Elkins as his replacement. Don Alperti and Ken Burgess had interviewed Tonya and found her to be well versed in SPOA and specifically South Shore issues, since she is a resident owner there. She has property management experience from her work; she works for one of the real estate property management firms in Steamboat. Don recommended the board approve her taking Jim's place.

Motion: by Tom Watts, 2<sup>nd</sup> by Ken DePaul to approve Tonya Elkins as Jim Funk's replacement on the SPOA Board of Directors. All in favor.

Ken Burgess reported that there has been an increase in Morrison Creek Water District board's activities, especially over the vault issues. Ken Burgess and Don serve on this board, and they both commented that the board is committed to doing what IS right for the greatest number of people.

Ken Burgess also requested that board members contact their list of homeowners for proxies for the June 13 special meeting. From

proxies received by the accountant, it looks like a close 50/50 split on the dues increase issue.

Motion: Ken Jones made the motion to adjourn, Ann 2<sup>nd</sup>, all in favor. Meeting adjourned at 6:07 p.m.



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# April 30, 2009, Board Meeting Minutes

The Board of Directors of the Stagecoach Property Owners Association met on Thursday, April 30, 2009, for a special meeting by telephone conference call at 6 p.m. The single topic under discussion was to discuss Meadowgreen Filing 1 (Ormege Way)'s time-sensitive request for release of their restricted funds to do road improvements.

Present: Ken DePaul, Ken Jones, Ann Holmes, Tom Watts, Frank Murphy, Sue Kimes, and General Manager Ken Burgess.

No other people were on the phone line.

In the absence of President Don Alperti who was at a county planning commission meeting, Ken DePaul called the meeting to order at 6:04 p.m.

GM Ken Burgess made a brief report of the intent of the meeting. He explained that Routt County had just accepted bids and awarded a contract to chipseal CR16 adjacent to this portion of Meadowgreen and the residents (14 owner-occupied homes out of the total 25 lots in this subdivision) had discussed with the county the possibility of improving Ormege Way/Barr Trail by the county concurrent with CR16 at the owners' expense. However, the county had only a short time to amend their contract to include this work. Hence the need for this brief board meeting to release a portion of Meadowgreen subdivision reserve funds to take advantage of this opportunity. About \$6,200 is Ormege Way's share of the Meadowgreen reserve. Estimates indicate that the county's prep

work on these roads would be about \$9,300 plus the costs from the county's subcontractor.

**Motion:** by Ann Holmes, 2<sup>nd</sup> by Sue Kimes to approve the release of \$6,200 for Ormege Way/Barr Trail to use for their road improvement. All in favor.

Tom Watts asked several questions about the ownership of these rights-of-way; yes, these roads belong to the county, but are maintained by the residents themselves. Tom also suggested a friendly amendment that the agreement and interaction on this project may be better between SPOA and the county, rather than the county and the individual residents.

**Amendment:** by Tom Watts that the release of funds by SPOA be subject to the receipt of the balance from the individual property owners by SPOA. GM Ken Burgess agreed that he would prefer it be done this way. The original motion makers, Ann Holmes and Sue Kimes, accepted Tom's friendly amendment. All in favor.

Frank Murphy questioned if this would deplete Ormege Way's share of reserve funds; yes, according to Ken Burgess. Sue Kimes questioned who would maintain these roads; Ken Burgess noted that the residents of Ormege Way know that they are liable for ongoing maintenance and upkeep.

**Motion:** Ken Jones made the motion to adjourn, Ann 2<sup>nd</sup>, all in favor. Meeting adjourned at 6:23 p.m.

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# April 4, 2009, Regular Board Meeting Minutes

The Board of Directors of the Stagecoach Property Owners Association met on Saturday, April 4, 2009, at the Stagecoach Firehouse, Oak Creek, Colorado, for their regularly scheduled meeting.

Present: President Donald Alperti, Jim Funk, Ann Holmes, Sue Kimes, Frank Murphy, Amy Kopischke, and General Manager Ken Burgess.

About 20 owners from about seven separate subdivisions also were present. A sign-in sheet was past around and the following people signed in: Eagles Watch—Jim Williams, Scott Selby, Rupart Johnson, Chris Zuschlag, Laurie Beauregard, Eric Simonsen, Tonya Elkins, Steph Fairchild, Tom & Mary Sullivan, Crystal Staepel, Kevin & Erin Nemeck, Mike & Tammy Farrell, Brian Arel, Bryan Ayer, Erik Brewen, Jim & Sharla Allen.

Don Alperti called the meeting to order at 9:07 a.m. Copies of the prepared agenda were handed out to board members. Although the first agenda item was "President's Comments," Don Alperti said he would comment on agenda items as they came up.

**Motion:** by Sue Kimes, 2<sup>nd</sup> by Frank Murphy to approve the minutes from the January 10, 2009, meeting, as contained in board members' packets. All in favor.

## Financial

**Motion:** In the absence of treasurer, Ken Jones, Ken Burgess requested approval of the January-March 2009 check register as contained in board members' packets. Ann Holmes made the motion, Frank Murphy, 2<sup>nd</sup>. All in favor.

Ken Burgess stated that a copy of the year-to-date budget vs. actual spreadsheet was also contained in board members' packets. He stated that this was for information and did not need to be approved.

## South Shore/Construction Bid Report

Jim Funk presented maps of the latest South Shore master plan that had been sent out to South Shore owners about a month ago. He updated progress on plans for the entrance mailbox and bus turnaround area. He said he is currently working with an engineer to resolve wetlands issues which are limiting this road length.

## Manager's Report & Old Business

### Morningside Survey Response

Manager Ken Burgess reported on the LID telephone survey that he and Tom Watts had conducted since the January meeting. This was to educate them about the limited number of wastewater vaults left for that subdivision and their possible alternatives. Ken said he and Tom were receiving receptive responses, once the lot owners understood the situation.

### Water and Sewer Fee Meetings

Ken Burgess, who also serves on the Morrison Creek Water District board, reported that a small group of users is currently using a financial model to evaluate all options such as increasing tap fees and/or increasing user rates to see which combination generates enough funds to upgrade the water and sewer treatment plants. The system is currently 40 years old and will need upgrades in the near future. Ken stated that the water board's next meeting was set for April 9 at 401 Lincoln in Steamboat Springs and urged people to attend. Some owners present continued to want to discuss issues related to wastewater vaults, and Don Alperti had to remind them that the SPOA board is not where such discussions need to take place since it is a Morrison Creek Water District and Routt County issue.

### Update on Charter School

A committee to set up a charter school in Stagecoach continues to move forward. Letters of intent to attend such a school should be available in August.

## Annual Meeting Agenda

Ken listed several items that are already set for the SPOA annual meeting. The annual meeting is set for Saturday, July 25, at SOROCO H.S. starting at 9 a.m. Staff members from the County Planning Department will be there to discuss the Stagecoach Commitee Master Plan update process. It was last updated in 1999 and is scheduled to begin the 10-year update cycle. In addition he asked for approval of the June 13 Special Meeting's proxy-request mailing regarding its form.

**Motion:** by Jim Funk, 2<sup>nd</sup>, Sue Kimes to approve the sample proxy mailing as contained in the board members' packet. All in favor.

## Coyote Run—Maintenance of Park

Ken had prepared his recommendation to the board regarding the Coyote Run Common Area and several owners from Coyote Run and other subdivisions present addressed this issue. Due to the high cost last summer for watering the lawn at the common area, SPOA does not have funds, nor did any individual subdivision surveyed want to contribute funds for watering. Coyote Run has asked the Board to consider testing the integrity of the watering system. Usage seems exceptionally high and the system can be easily tested for leaks when the weather is warmer. Bryan Ayer from Eagles Nest said he could assist with this. Coyote Run residents also suggested reducing the size of the grassy area to a more manageable size. Coyote Run residents agreed that they had the manpower and expertise to test the system and were willing to supply the labor to mow and perform other maintenance tasks. It was agreed to postpone a decision until June to test for leaks and reevaluate costs with a smaller footprint. If action is necessary in June, a telephonic board meeting will be called.

## Architectural Review Committee Guidelines

The ARC Guidelines were published in the Spring SPOA newsletter. Don entertained a motion to approve them as published.

**Motion:** by Sue Kimes, 2<sup>nd</sup> by Amy Kopischke, to table these guidelines until the Annual Meeting. All in favor.

## CR16 Paving by Routt County

Since SPOA approved contributing to Routt County towards paving CR16 to CR18A last fall with the condition that other entities also do so, no other stakeholders have done so. Hence SPOA will not be contributing to keep this project moving forward. Routt County has included chipsealing a portion of the dirt part of CR16 in a bid package to be opened later this month. At least the first approx .4 mile to Red Hawk Court will be chipsealed this summer since Red Hawk Village is responsible for this improvement and the county agreed last fall to include it with their other work and bill the developer for it. Depending on the pricing received, Routt County intends to continue chipsealing towards the fire station, according to Tom Sullivan.

## New Business

Don Alperti covered the Woodchuck Hill/Song PUD project under new business. Don reported that this Planned Unit Development would be discussed at county planning commission meetings this month and would probably be presented to the county commissioners in May. He urged SPOA members to attend these meetings. Although Song's development proposal is on land that is not part of SPOA, it has many potential impacts for SPOA.

Don entertained a motion to move the summer quarterly SPOA board meeting to Saturday, July 25, immediately following the Annual Meeting. This board meeting in the past has been held

*(Continued on page 8)*

# Approved Minutes of July 19, 2008\* Annual Meeting

The general membership of the Stagecoach Property Owners Association met on Saturday, July 19, 2008, at the Stagecoach Firehouse for a meeting of the general membership.

Present: Sue Kimes, President; Ken Jones, Tom Watts, Amy Gregorich, and Jim Funk. Also: Suzie Hawkins, Recording Secretary, and Ken Burgess, General Manager.

Sue Kimes called the meeting to order at 9:17 a.m., thanking the membership for taking the time to be here.

Chuck Wisecup welcomed the membership to the new firehouse which was accomplished through volunteer efforts at \$69/square foot.

**Motion: by Brown Thompson.** To approve the 2007 General Membership Meeting Minutes. Ken DePaul 2<sup>nd</sup>. All in favor.

## President's Report

Sue Kimes reviewed the governing documents challenges that have been overcome.

## Treasurer's Report

Ken Jones commented on his responsibility to manage and protect the resources of this association through a budget process. The budget is within 12% of variance; it is important not to be over budget. Utilities are a major challenge. Wages for office and contract labor have increased. To protect against fraud the accountants reconcile and treasury services have been implemented.



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The Local Experts

A query from the membership about legal fees was answered that \$11,800 has been spent with a budget of \$15,000. The FY-2009 budget will be published in the newsletter.

## Craig Preston – Stagecoach State Park

There is a new parasite called zebra mussels the State Division of Wildlife is trying to prevent inhabiting Stagecoach Reservoir. This process is presently in the educational phase. There is online information at the Division of Wildlife site. Lake Granby, Pueblo Lake and Lake Powell have been diagnosed with mussels. If you are leaving any body of water the Division suggests you CLEAN, DRAIN AND DRY so as to not contaminate.

## Jim Funk – South Shore Landscape Plan

Morrison Creek Municipal Water and Sanitation District has provided a water and sewer conceptual master plan. Upper Yampa Water Conservancy District owns a lot of land in South Shore as well as Tri-State Utilities. There is presently no good bus turn around for the school bus. Mr. Funk is looking for donated land from the Upper Yampa Water Conservancy District and will be sending a letter to all South Shore owners to this effect.

## Libby Foster – Routt County Partners

This is a non-profit youth mentoring organization focusing on rural Routt County which is looking for donations. Attempting to prevent delinquency and keeping kids away from drugs and alcohol, while building self esteem. There is a need for volunteers as well as funds.

## Amy Gregorich – Trails Report

This board is here to serve the memberships' best interest and while we do not have access to fund every project we would like to, there are some areas where there are grant monies available.

One area for grant money that we know we can work toward is for trail planning and building. The current status is that SPOA owns over 700 acres of common land which can be used to network the development together by use of trails. We are identifying options for main artery corridors to do this, as well as working with our neighboring land owners to begin to seek out some sensible alternatives, but we have hardly scratched the surface of what will need to be done to organize and execute any type of master plan. The need for this trail master plan is fueled by a number of thoughts.

First, all modern residential developments include trail design and building into their plan from day one – this is true of all of the new neighborhood developments in Meadowgreen as well as the rest of Routt County and throughout Colorado. It has proven popular for residents to want to be outdoors in their nearby surroundings and it increases the property value of individual ownership. Also, since other developments in our area do include trails, we would like to be sure to continue where they leave off in order to preserve continuity.

Second, Stagecoach is surrounded by wonderful amenities including a state park with a lake, BLM land, national forest and wilderness with swimming, boating, fishing, hiking, biking and hunting opportunities. Many of you have chosen to buy in this area based on these features and we feel the need to provide an alternative to driving your car. Alleviating traffic and lessening the need to provide parking at access points are all benefits when residents have alternative transportation options such as walking or

# Approved Minutes (continued)

riding a bike.

And, since more and more children are living in the area, it is important for them to have safe passage to and from school bus stops, friends' houses, playgrounds, and even the potential elementary school.

Last, by planning and building a trail network in Stagecoach we will greatly eliminate the problem of renegade or user-built trails. Many of you may be aware of numerous trails which do already exist – some of which have not been designed properly to avoid erosion problems or are not located on SPOA common area. A planned trail system would ensure both good, low-erosion trail design and assured placement on our own approved common areas.

There is one caveat to our ability to gain access to grant money which is that these trails will need to be able to be freely accessed by the public, just as we will be able to access the public lands from them. This does not mean that we will cater to non-resident's needs by building parking areas or even encouraging use. We do not expect issues of that sort to arise because of the other trail networks available county-wide and because of the other amenities available here. Going public with our trails is actually a practical move for us since patrolling a trail system to ensure its privacy is unrealistic, not to mention the wide availability of the grant money which would no longer be available to us.

We do need to put the public trail access to a vote of our membership today and I ask that you vote to make them public in order for us to move forward in our grant writing for trails for the benefit of us all.

Jody Elston from Lot 44 in Eagleswatch commented on proposed trails through the base of her property. She wanted to make herself available to the trails committee due to concern about public access trails from a public and private issue.

## Chuck Wisecup – Beetle Killed Trees

The fire district now has three full time staff with 17-20 volunteers; six from Stagecoach. Approximately 1/3 of all calls are from Stagecoach. A new truck was purchased in March. In the next 10-15 years the hazardous situation for fire protection will increase. The Community Wildfire Protection Plan is a pro-active fire prevention board that is hoping to grant next year to hire seasonal people to help home owners with fire mitigation. Vacant property owners that do not take care of their beetle kill may be subject to fire code allowing the fire district to go in and take care of vacant property fire hazards. Burn permits are up and fire restrictions may come into effect the next few weeks. The fire chief will crackdown on illegal fireworks. Staffing may have to be pulled from the fireworks display in order to take care of illegal fireworks which would disallow the permitting of any fireworks display. The State of Colorado may allow a tax break of \$2,500 if you do defensible fire breaks.

## Nominations for Board of Directors

Donald Alperti  
Amy Gregorich  
Ken Jones  
Ann Holmes

There were no motions from the floor.

**Motion:** by Douglas Jones to close all motions from the floor.  
Brown Thompson 2<sup>nd</sup>. All in favor.

**Motion:** by Wayne Robson that nominations cease and approve

the slate of nominees as directors. Brown Thompson 2<sup>nd</sup>. All in favor.

## Manager's Report

-15 votes short of a proxy

-There is a group working on shuttle service to and from Steamboat for residents of Stagecoach, Yampa and Oak Creek. This group has hired a consultant from Colorado Springs. An open meeting will occur August 5, 2008 at 7:00 p.m. at the Oak Creek Town Hall. A van pool system is proposed which requires a financial commitment. The van can be paid for with grants but the operation dollars need to be paid for by the shuttle beneficiaries. Please check out [www.lscs.com](http://www.lscs.com) for further information.

-The South Shore utility concept master plan has provided an estimate for utilities of \$15.4 million dollars for water and sewer. To create a Local Improvement District (LID) would be approximately \$60,000/lot. A new conceptual master plan for Horseback shall be completed soon.

-The Forest Committee Activity has had meetings with the large landowners about working with contractors. Grant monies have been received, the general manager is working with Chuck Wisecup as disposal is an issue. Pellet boilers are available from Energy Confluence which are 1/3 the cost of propane with a 76% savings on pellets over propane.

## Public Comments

Donald Alperti – Stagecoach Area Master Plan - The master plan is to be updated at the end of the year by Routt County. Input is needed and considered.

Art Fine – queried legal expenses about the Taber barn in Black Horse II. Sue Kimes reiterated that SPOA would not enter into a legal battle without a good chance of recovering the costs.

## Voting Results

The officer slate was approved as presented by acclamation.

The motion to donate \$2500 to Partners was approved –267 yes, 152 no.

The motion to open SPOA trails to the public was approved – 416 yes, 78 no.

**Motion:** by Tony Stich finding no further business, move to adjourn at 11:23 a.m. Ken Jones 2<sup>nd</sup>. Motion passes.

*\*Editor's Note: The meeting minutes are only published after they have been approved. These minutes from last year's annual membership meeting were approved at this year's annual meeting, July 25, 2009.*

Fully Insured

# Stagecoach

## Property Maintenance



- Property Winterization
- Lawn Aeration
- Deck Staining
- Patios & Fences
- Interior & Exterior Painting

**David Demos**  
30341 Sagebrush Tr., #401  
Oak Creek CO 80467  
[daviddemos@hotmail.com](mailto:daviddemos@hotmail.com)  
(970) 870.0291

**Stagecoach Property Owners Association**  
**PO Box 774845**  
**Steamboat Springs, CO 80477-4845**

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*(Continued from page 5)*

Sunday morning which ties up the entire weekend for board members.

**Motion:** by Sue Kimes, 2<sup>nd</sup> by Amy Kopischke to move the July meeting to Saturday afternoon. All in favor.

#### **Public Comment**

Brian Arel from Sky Hitch brought up that 80 per cent of the vacant lot owners will not be able to get a vault permit with the proposed restrictions and wondered what SPOA intended to do about this. Don Alperti and Ken Burgess said that the SPOA board can only attempt to do the greatest good for the greatest number by encouraging the development of water and sewer lines to serve the SPOA area. Continuing to allow wastewater vaults would only make the situation worse. Vaults were only allowed for temporary, part time use by the county over 20 years ago. Stagecoach is the only place in Routt County where such vaults are allowed.

With no further comments from the audience, Don Alperti excused them so the board could go into executive session.

Executive Session at 11:01 a.m.

**Motion:** by Jim, 2<sup>nd</sup> by Ann, all in favor, to exit into executive session as allowed in CRS 12-22-107.

**Motion:** by Sue, 2<sup>nd</sup> by Frank, all in favor, to return from executive session at 11:10 a.m.

#### **Special Meeting**

**Motion:** by Amy, 2<sup>nd</sup> by Frank, all in favor, to set 9 a.m., Saturday, June 13, as the date for a special meeting of the membership for consideration of increasing SPOA dues to \$100 per year.

#### **Nominating Committee**

With elections for retiring board members slated for the Annual Meeting, Don called for volunteers for a nominating committee. Sue Kimes and Ken DePaul agreed to do this.

The next meeting will be Saturday, July 25, immediately following the SPOA Annual Meeting and luncheon.

**Motion:** by Ann to adjourn at 11:17 a.m. Sue, 2<sup>nd</sup>, all in favor.

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