

Stagecoach Express

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SPRING 2006

From The President

Sue Kimes

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Stagecoach Property Owners Association (SPOA)

It was with great regret at the January meeting that the board accepted the resignation of Bea Westwater as a valued board member. Bea has spent a tremendous amount of time and effort for SPOA and the Stagecoach area. Her greatest legacy in my opinion was her efforts in helping build a cooperative board. I was very fortunate to have "inherited" a board of very experienced, supportive members. She showed great poise and grace in some very demanding situations and the board will be forever thankful for her hard work. Speaking of board officers, Ken Burgess who has served as SPOA treasurer has stepped down in order to focus on some other concerns facing Stagecoach and in his place Ken Jones has generously offered his services. Ken has extensive experience in the financial arena and we are thankful that he can take on this role. Many other constructive things were accomplished at our last meeting as you can read for yourself in the enclosed meeting minutes. Research is underway regarding existing trail easements and public access issues as a

precursor to obtaining a Trail Master Plan. There will be more information about the trails at the annual meeting in July. In efforts to expedite and clarify the Architectural Control Committee's building approval process, Ken DePaul, Paul Barry and the ACC committee have drafted a New Construction Design Review checklist for new homebuilders in the area. As interest in the area continues to grow, more plans than ever are being brought before the ACC. This tool will be essential in maintaining an organized and documented record of what is required by new homebuilders. We hope to have the checklist available at our new website soon. In an effort to keep up with the anticipated growth, the board has voted to modernize the entrance signs to the Stagecoach area. We felt that the old "greenies" were outdated and that new signs were warranted. It is the goal of the board to eventually replace or install signs at all platted subdivision entrances. This action was spurred by many property and home owners (not to mention real estate agents) who have expressed frustration in locating lots or just giv-

ing directions to their homes. The Fire Department and EMT's are equally happy to have signs identifying the subdivisions. As mentioned above, the annual meeting is almost upon us. The meeting will be on July 15th at the Oak Creek High School (in the small gym). Doors will be open at 9:00 a.m. for a continental breakfast, booths and social hour. The meeting will begin at 10:00 a.m. with a lunch break at noon so everyone can enjoy some great BBQ. We would like to encourage everyone to be present as the annual meeting always provides a wealth of information and is a great time to meet your board members in person and express any concerns or questions that you have. We need and value your input tremendously. If you are unable to attend please be on the look out for your proxies in the mail the first part of June. You can give your proxies to a board member or someone in attendance to vote for you. This year's ballot issues and board candidates are included in this addition of the newsletter for your review. Hope to see you there!

Beating Back The Bugs

Mountain Pine Beetles in the Yampa Valley

By Brett Ochs, Fire Ready

You've probably seen them . . . brown trees dotting the hillsides of our Yampa Valley. Many of these trees are dead or dying from Mountain Pine Beetle infestations. These infestations have occurred historically in cycles, but current beetle populations are proving to be unusually damaging to our forests—and their numbers are on the rise. As property owners and good forest stewards, we can help slow the spread of these forest pests, and in the process protect our cherished individual trees, the value of our property, and the overall health of the forest.

Our state is experiencing high populations of bark beetles. According to Dave Leatherman, of the Colorado State Forest Service, "Now is a good time to be a bark beetle in Colorado because most of our native forests are coniferous. These forests are (in general) dense, old, and stressed."

What's Wrong with my Tree?

Evergreens lose some needles every year. Generally speaking:

- If the interior needles are fading, this is normal leaf fall.
- If the whole tree is fading, the cause is probably bark beetles (which includes Mountain Pine Beetle), root disease, or a lack of moisture.
- If the exterior needles are fading, the cause may be tip moth or twig beetle.

A community-wide program of prevention and beetle population reduction is necessary in areas of high-value pines. Solutions may include thinning and pesticide application.

Forest Health & Outbreak Prevention

Mountain pine beetles (MPB) develop in pines, particularly lodgepole pines. Initially, outbreaks take advantage of trees that are stressed from drought, overcrowding, root disease or other conditions. Addressing the overall health of your forest is the first step in preventing outbreaks. As beetle populations increase, MPB attacks may spread to any or all of the large trees in the out-

break area.



MPB "pitch tubes"
Photo Courtesy of Fire Ready

In general, the MPB likes forests that are old and dense. Thinning out excess trees reduces forest density, lessens fire hazard and improves individual tree vigor. Most mature Colorado forests have about twice as many trees as a healthy forest that would be more resistant to MPB. In addition to improving the forest's overall health, thinning improves the aesthetics and value of a forested lot.

Mountain Pine Beetle Attack

Make sure that your treatment options match the correct forest-pest. Some signs and symptoms of MPB attack may include popcorn-shaped masses of resin (called "pitch-tubes"). Also look for piles of "boring dust", woodpeckers feeding on the trunk or bark flakes that indicate feeding, and foliage turning yellow to red throughout the entire top of the tree.

Beating Back The Bugs Con't

Mountain Pine Beetles in the Yampa Valley

Once MPB infests a tree, nothing practical can be done to save that tree. Under epidemic or outbreak conditions, enough beetles can emerge from an infested tree to kill about two of the same-sized trees the following year. Once the MPB has emerged from a tree (look for numerous round, pitch-free exit holes in bark) this tree cannot be saved and does not need to be treated. The direction and spread rate of a beetle infestation is impossible to predict. However, attacked trees are usually adjacent to or near trees previously killed by beetles.

Take Action

Preventative actions should concentrate in areas surrounding beetle-killed trees.

1. Consult professional foresters to identify trees and forest-pests.
2. Determine an appropriate method of action for your trees.
3. Work with neighbors to reduce beetle populations landscape-wide.
4. Remove infested trees before the beetles fly.
5. Properly dispose of all parts of the infested trees (research suggested methods).
6. Preventative tree spraying for

beetle control can be effective in trees not yet infested.

7. Thin trees to improve overall health and vigor of the forest.
8. If appropriate for forest health, develop a re-planting plan for trees lost.

There are more than twenty species of forest-pests in Colorado, affecting nearly all types of evergreen trees. Consult a professional forester to learn more about how to be a good forest steward and protect your property.

For a free site-assessment, or to receive a resource packet of information, contact Fire Ready of Steamboat Springs, at 970-819-3089.

More information is available on these websites:

www.colostate.edu/dept/CSFS/

www.fireready.com

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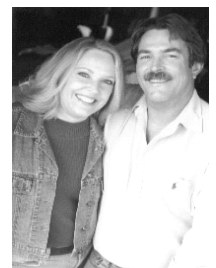
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www.steamboatarea.com

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Jane Stitt
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Kerry & Dave
Eaton
Broker Associates/Owners

SPOA Board Nominees

Sue Kimes

It has been my great pleasure to live in Stagecoach for ten years. My family and I chose to live in the area for the recreational opportunities and the rural character of the location.

I have lived in the Steamboat area for twenty years working for the most part in the medical and construction industries. I am currently working for a CPA in Steamboat.

Serving on the board of directors for the past two plus years has given me the opportunity to really understand the issues facing our community. The main focus of the board during my past term has been managing the accelerating rate of development and moving toward updating our governing documents.

In the future I would like to address finding creative solutions to

improving infrastructure in Stagecoach and the eventual incorporation as a town.

I look forward to having the opportunity to continue moving the area in a positive direction and creating a truly unique community in Stagecoach.

Sue Kimes

22830 Snowbird Trail
Oak Creek, CO. 80467

Tony Stich

My first visit to the Morrison Creek Valley was in 1954. I fell in love with the area and spent my next 10 summer vacations playing and working on one of the few active ranches in the Valley at the time ... Okay mostly playing!

In 1997 my bride Donna and I purchased several lots in the Horseback subdivision of Stagecoach. We rented a log cabin in Horseback subdivision the summer of 2001 as we were unsure we'd be able to handle the long winter months. We've adjusted and completed our home in 2003. We suffered through the drought and wildfires in 2002 and I worked with Chuck Wisecup, Fire Chief Oak Creek and Chuck Vail Emergency Director for Routt County helping with Fire Prevention - Signage

and Flyers etc.

Background

I spent 25 years in Sales, Marketing and Product Management and traveled and worked in all but two states in the union. After completing our home, I've worked to help move Stagecoach forward in a positive direction by chairing the Stagecoach Positive Action Committee. Our group attempts to bring a voice to any area that we feel needs our attention. We've worked diligently for the last year and a half helping to bring attention to the need for paving County Road 16 as well as several other key issues. How? By gathering data, sending letter, and having meetings / discussions with the following Routt County Departments: Managing Director, Commissioner, Planning Department, Emergency Di-

rector, and Financial / Budget Director. We've had meeting with the South Routt School District, Oak Creek Fire District Chief and The Morrison Creek Water District Board.

I'm an active member of the SPOA Architectural Control Committee, Sign / Sign Improvement Committee and working to standardize our Mail Boxes. I'm presently filling in for Bea Westwater upon her resignation in January.

Your vote would be greatly appreciated!

Tony Stich

33017 Maricopa Trail
Oak Creek, CO 80467
(970) 736-1110
tonys7@starband.net

SPOA Board Nominees

Kenneth J. DePaul

I have served on the Stagecoach Property Owner's Association board for the last four years. Three of the four years I have served as Vice President, Chairman of the Signage Program, member of the Road Committee, Chairman of the Architectural Control Committee, assistant to the Treasurer, and am a member of the new Postal Mail Boxes Committee.

I would appreciate the SPOA membership allowing me to serve another four years. Many of the

SPOA members have worked with me in the past, and I am sure you have the confidence in my abilities to re-elect me.

I have also been serving with the Morrison Creek Water and Sanitation District. I am pleased to have served on four year term with two of the years as President. I have recently been elected to another 4 year term, and will serve as President for the 2006-2007 year.

I do have my heart and interests in continuing to serve as SPOA Board Member for the next 4 years. I still feel I have a lot to offer and will continue serving the membership and making Stagecoach an ideal community.

Respectfully submitted,

Kenneth J. DePaul

Vice President

Stagecoach Property Owner's Association

Want to be more involved?

There are four board of director openings up for election at this year's annual meeting. Interested? Send a short biography to the Stagecoach Property Owner's Association to introduce yourself and explain your ideas & aspirations for the Stagecoach area. We will place you on the ballot for the annual meeting on July 15, 2006.

SPOA, P.O. Box 774845, Steamboat Springs, CO. 80477

Road Developments

A small group of property owners have been investigating the possibility of getting County Road 16, 212 and 18A paved. There are approximately 6 miles of CR16 from the lake towards Lynx pass, 2 miles of 212 in Eagle's Watch and perhaps a mile of 18A towards South Shore.

The objective is fourfold:

1. Protect the roads from deteriorating further as construction continues
2. Provide a more drivable surface for residents and visitors
3. Increase property values for all property owners
4. Determine what the community wants to do - if anything.

The study is very preliminary and

is concentrated on pulling data together on costs, funding mechanisms, County capability and support - and community interest. Given that no insurmountable obstacles surface, it is anticipated that a series of hearings will be held this summer to present possibilities and solicit community feedback.

Since any Local or Special Improvement District formation requires a majority vote of the Colorado property owners affected, the importance of hearings to explain the process and impacts as well as obtain community feedback cannot be overstressed. If the voting property owners ignore the issue - nothing will happen. In any event the earliest any improvement could be envisioned would be 2007 and perhaps not until 2008.

The County does have a serious interest in assisting us. However, their financial ability is limited and their responsibilities are countywide. A degree of self-help may be the best, perhaps only, stimulus for road improvements in our valley.

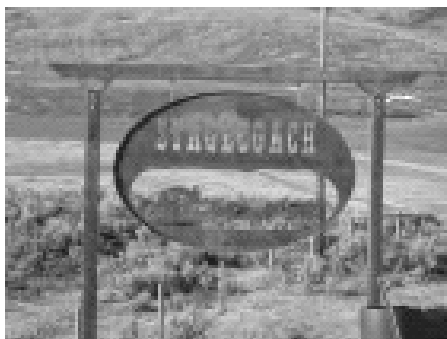
Other developing discussions involve the possibility of plowing and summer road grading. It is too soon, however, to talk about potential trade-offs with the County who now provides a portion of that work.

Please forward any inquires or comments to :

Ken Burgess
theburgei@earthlink.net

Updates

In case you haven't heard or seen, the newest Stagecoach signs are up and the Stagecoach Firehouse is under way!



Fire Season Approaches

By Tony Borean

As we are all aware, the beginning of summer in Colorado also brings the beginning of wildland fire season. This winter North-western Colorado was blessed with above average snowfall totals, which should make our fire danger a bit less than the rest of the state. However, there is always the potential for devastating wild fires every summer. The fuel loads in the forests are at an increased level over past years due to the Bark Beetle Epidemic and the resulting stands of dead trees.

To protect your home and property, it is imperative that you create Defensible Space around your home. This involves removing the fuel load around your home such that fire crews can protect your home in the event of an approaching wild fire. There are several companies in Routt County that specialize in creating defensible space around your home.

Vacant land owners need to reduce the fuel loads on their lots as well. Some lots have quite a bit of dead trees and an abundance of slash lying on the ground. This material should be removed to lessen the intensity of a wild fire, should one go through the subdivision. SPOA is seeking permission from lot owners to remove such dead material from their lots this summer. If you would be willing to

allow a crew to clean up your lot and make it fire safe, please email Heather at stagecoachcolorado@msn.com or call Heather at 800-862-0606.

Lot owners can also protect living trees from bark beetles by spraying them in late spring through early summer. The window for spraying ends fairly soon, so you are encouraged to contact a spraying company promptly. There are several outfits in Routt County that are certified to spray the proper chemicals to protect the trees. Typical cost is around \$20 -\$30 per tree.



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Stagecoach Property Owners Association Annual Meeting

Agenda

July 15, 2006 at 10:00 a.m.

9:00 a.m. Doors open for registration, breakfast, and social hour. The members will be able to visit booths and the board of directors will be available to answer any questions.

10:00 a.m. Meeting called to order.

President's Greeting

Introduction of Board of Directors

Guest Presenters:

Lane Malone - Partners of Routt County

David Epstein - Historic Routt County

Tony Stich - Catholic Church

Chuck Wisecup - Water District

Steve Colby - Water District

Libby Miller - Division of Wildlife

Old Business:

Approval of meeting minutes from July 16, 2005.

Committee Reports:

Covenants Report - Jim Funk/Sally Claassen

Treasurers Report - Ken Jones

Trail Report - Amy Gregorich

Signs - Ken DePaul

Roads - Ken Burgess

Architectural Control Committee Report - Ken DePaul

Website Management - Amy Gregorich

Board of Directors Candidates:

Sue Kimes

Ken DePaul

Tony Stich

Vote on Board Applicants

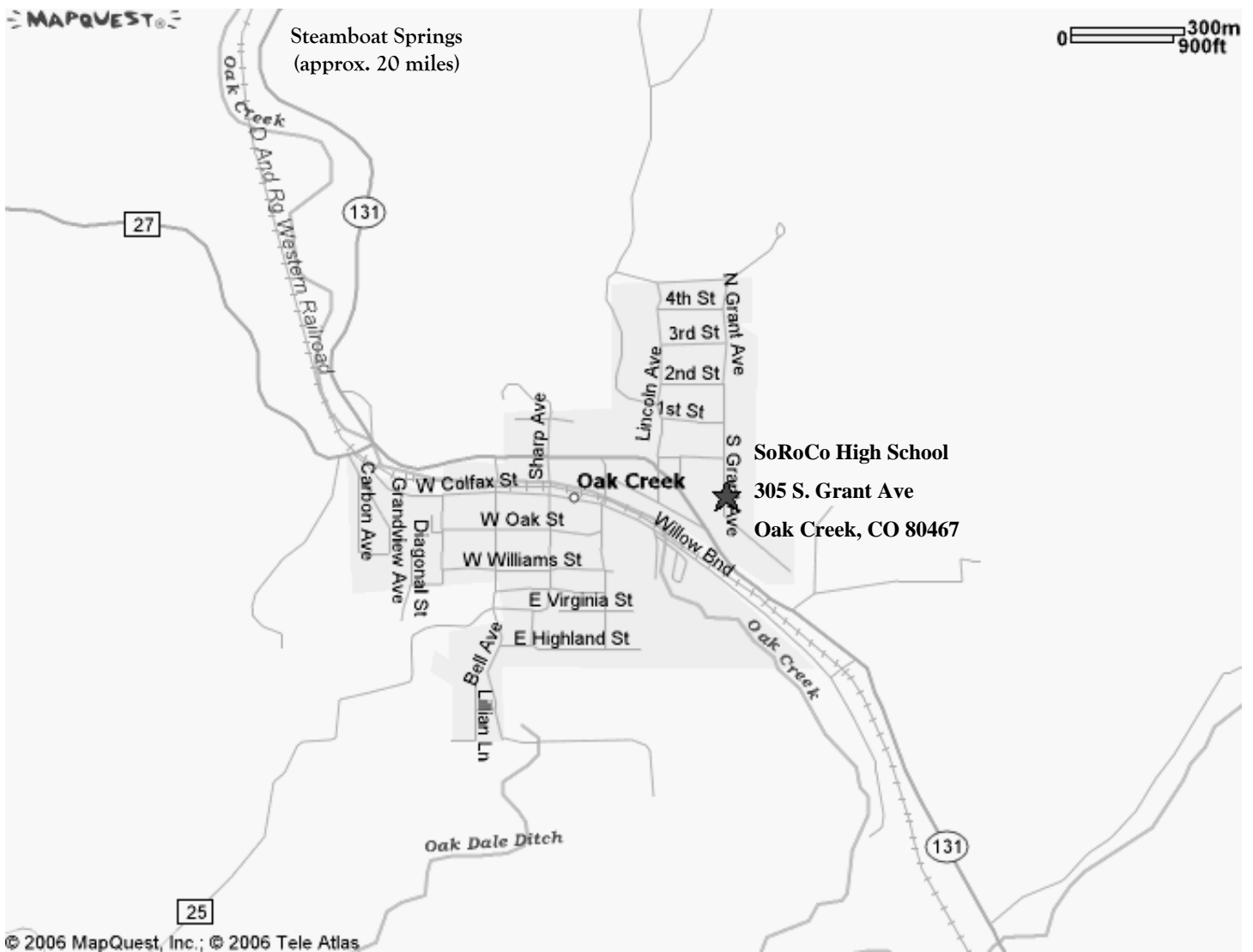
Vote on Partners of Routt County Donation

Vote on Historic Routt County Donation

Vote on Land Lease to the Catholic Church

Stagecoach Property Owners Association Annual Meeting

Map



Stagecoach Property Owners Association Annual Meeting

July 15, 2006

at SoRoCo High School in Oak Creek

9:00 a.m. Doors open for registration, breakfast, and social hour.

10:00 a.m. Meeting begins.

Approved Meeting Minutes



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Sue Kimes called the meeting to order at 9:07 a.m.

Scott Bradley

Requesting an easement across common area for a driveway. He has surveyed his lot and had a driveway engineered. The policy is to go to the membership and obtain 75% approval for use of common area.

David Epstien

With Historic Routt County, looking for \$300,000 to restore the Diamond Window Cabin. Monies are to resurrect the structure. HRC is actively seeking funding and local in-kind labor for restoration. Sue Kimes suggested asking at the annual meeting for monies from the membership. DEpstien@twinenviro.com

Libby Miller

Wildlife Officer 736-8359, she may be contacted about the easement on the diamond window cabin. There has been a black bear problem with the new projects. With Partners in Routt County requesting to come to the annual meeting in July to speak on mentoring with youth. Sue Kimes suggested bring a table and we will allot some time for Lane to speak on behalf of Partners.

Greg Steed

Came to learn about the association as he has purchased in Coyote Run. Julie Hoff is President of the local HOA.

Corky Fisher

A custom home builder looking for information on the fire department so that he may volunteer 612-986-6604

Ji-Ang Song

Recently purchased Woodchuck Mountain and is not under the umbrella of SPOA. He is taking time to learn the lay of the land and would like to assist with researching funding methods.

Dana Cohlgen

Inquiring about road committee working on the best way to improve the roads.

Melissa Gibson

Looking for information on LID's and working with the county on road improvements.

Meeting Minutes

Motion: by Tony Borean to approve meeting minutes as amended of January 21, 2006. Ken Burgess 2nd. All in favor.

Amendments: Ken Jones noted SPOA board is allowed to reim-

Approved Meeting Minutes Con't

burse expenses incurred, but cannot compensate board members. Asked that page 4 of the minutes be changed to reflect that Amy will be reimbursed for expenses for maintenance of the website. Expenses are not to exceed the lowest bid. The spelling of Tony Stich to Stich and Amy Gregorich.

Jim Funk noted that anything done electronically needs to be made part of the minutes.

Trail Master Plan

Motion: By Tony Borean for Amy to obtain bids from proposed consulting firms to build a trails master plan. Amy Gregorich 2nd. All in favor.

New Subdivision Signs

Motion: By Ken DePaul to approve the fee to SPOA for administrative fee to permit for the

signs. Ken Jones 2nd. All in favor.

Motion: By Ken Jones to approve the sign proposal as presented subject to permitting for signs in Stagecoach.

Friendly Amendment: by Tony Borean without lights. Ken Burgess 2nd. All in favor.

Motion: By Tony Stich to approve the proposal to obtain costs for adding lights to the signs.

Friendly Amendment: by Ken Burgess subject to review of the illumines by any board member interested. Ken Burgess 2nd. All in favor.

Motion: By Tony Borean to revise the design of the signs to make at Stagecoach half the size of the name of the subdivision with a 2:1 proportion. Tony

Stich 2nd.

Friendly Amendment: By Sue Kimes that Electronic approval of design for review. Jim Funk and Ken DePaul opposed, majority in favor.

Website Approval and Design Services

Motion: By Ken Burgess that public minutes be provided instead of proceedings on the website. Tony Stich 2nd. All in favor.

-Red Hawk Plat Approval Report from Tony Borean and Ken DePaul

Committee Reports

Ken Jones as Treasurer gave his report.

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Approved Meeting Minutes Con't

Motion: By Ken Jones to approve the following bank treasury services:

ACH debit block

Check return policy

New Money Market Account

And limit book transfer ability for the Treasurer only.

Ken DePaul 2nd. All in favor.

Tony Borean gave a Forest Services report. Mr. Borean is to coordinate an article in the newsletter and the best way to obtain chippers and soliciting lot owners.

Ken Burgess gave a roads report. An advisory committee has been established by the county to which Tony Borean has been appointed.

Ken DePaul gave a Firehouse update. Interior framing is complete, rough finish has been established and the standing water on the interior has been pumped out. In need of plumbers, electricians, and carpenters.

Ken DePaul gave the ACC update. 41 permits have been approved. Enforcement issues were discussed.

Sue Kimes gave a Covenants report. A bid has been received from Sally Claassen and Mike Holloran as well as a Denver firm.

Motion: By Ken DePaul to accept the proposal by Sarah D. Claassen to review the CC&Rs to be brought up to Colorado standards. To draft a responsible governance policy for adoption by the board for a flat fee of \$750.00. Tony Stich 2nd. All in

favor.

Motion: By Ken Burgess to spend monies to direct Sarah D. Claassen. Claassen to determine whether or not it is favorable to achieve a 2/3 vote of the membership instead of a 2/3 vote of the membership present without going to court.

Friendly Amendment: by Jim Funk to obtain a cost involved in going to court to change the 2/3 vote of the membership to those present instead of the whole. Ken DePaul 2nd. All in favor.

Sue Kimes resigned as Chairman of the Covenant Committee and appointed Jim Funk as Chairman.

Ken DePaul and Tony Borean gave a Morrison Creek Water & Sanitation District report that included the new State ordinance that now allows only domestic

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Approved Meeting Minutes Con't

use of wells.

Tony Stich gave a mailbox report to which he recommended Cluster Box Units.

Motion: By Ken DePaul to approve eight - 16 slot cluster mailbox units as follows, Southshore-2; Horseback-3; Morningside-2; Eagleswatch-1 with the color to be dark brown. Mr. Stich will provide the total dollar amount and locations prior to motion approval.

Heather Kline gave a Newsletter report. The newsletter will be sent the end of May. The mailing list will not be sold.

Annual Meeting

Catering will be done by Kari Littman.

Booths shall be for: Department of Wildlife, Partners in Routt County, Western Tree Management; Oak Creek Historic; Fire mitigation and biofuel; Firehouse.

For the agenda board members will submit items to Heather Kline with Committee Reports

Sue Kimes nominated Heather Kline as nominating committee.

Motion: By Ken Burgess for the Date, Time and Location of the

Annual meeting to be July 15, 2006, Saturday, 10:00 a.m. at the

SoRoCo High School Middle Gym, 9:00 a.m. breakfast and booths; 10:00 a.m. for the meeting. On Sunday, July 16, 2006 9:00 a.m. the board meeting will commence to appoint officers. Ken DePaul 2nd. All in favor.

Motion: By Tony Borean for ballot issues to be \$2,500 to Historic Routt County for restoration of diamond Cabin. \$2,500 to Partners of Routt County. Ken DePaul 2nd. All in favor.

Tony Stich queried the board about using the old firehouse land at 212 Schushmark to build a catholic church. The board will query Sarah D. Claassen on the matter.

Doug Campbell has now missed three consecutive meetings and the board can vote him out of position. A courtesy telephone call will be made.

Motion: By Ken DePaul to accept the proposal to have the Horseback roads improved up to \$17,000. For 50% of the total cost, upon receipt of signed bids from contractors to be voted upon electronically up to \$17,000 with confirmed matching funds by the home owners. Ken Burgess 2nd. All in favor.

Motion: By Jim Funk to adjourn at 3:17 p.m. Ken DePaul 2nd. All in favor.



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NOTICES

Pursuant to Senate Bill 100 which amended the Colorado Common Interest Ownership Act (CCIOA), the Board is required to adopt "Responsible Governance Policies." The Board plans to adopt such policies at its July meeting immediately following the Annual Members Meeting on July 15th. The

proposed Responsible Governance Policies will be posted on the website thirty days before the meeting for review by Members. If you have comments regarding the policies, please direct them to the Board c/o of Heather Kline. You are also welcome to attend the Board Meeting in July at which you will have an opportu-

nity to speak before adoption of the policies.

SPOA Quarterly Board Meeting

Sunday July 16, 2006 at 9:00 a.m. at the Oak Creek Town Hall.

Agenda to be published on website 30 days prior (www.stage-coach.com)

Association of South Shore Annual Meeting

Friday July 14th, 2006 at 6:00 p.m. at 31020 Pawnee Trail.

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Covenant Committee Report

May 2006

Last year at the Annual Homeowner's Meeting the Membership wanted to see major items changed as follows:

1. Reduce the 75% voting requirement of the Membership to permit changes to SPOA documents, etc.
2. To have individual Home Owner's Associations recognized by SPOA's Board and Membership
3. No special assessments to be made to accomplish goals at this time.

Current updates:

The State has mandated all Homeowner Boards and Associations to comply with the standards set by Senate Bill 100. (Compliance with Colorado Common Interest Ownership Act...CCIOA).

SPOA has hired an attorney (Sarah D. Claassen, Esq.) to aid in accomplishing this! Ms. Claassen will give us advise and direction as we make the necessary changes to our Declarations, By-Laws, Covenants, and Rules and Regulations.

Ms. Claassen will make a presen-

tation at our meeting in July regarding the changes that need to be made. She will also address any inquiries and concerns of the SPOA Membership and Board.

Notice:

1. At the annual meeting, the following By-Laws will be voted on to be changed.
2. Currently the financials call for an "audit to be completed by a professional CPA annually".
3. The change requested is to make this read: "audit or review to be completed annually" **to be directed by the SPOA Board.**
4. Change the end of the fiscal year from "January 1st" to **September 1st.**

To allow and accept electronic voting by the

SPOA Membership through e-mail and fax.

The date of the Annual Homeowner's Meeting shall be determined by the SPOA Board of Directors.


As the acting Chairman of the Covenant Committee, I am looking forward to making these improvements and changes for the betterment of SPOA's Association and its individual members.

Sincerely,
James L. Funk

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SPOA

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SPOA Directors

3 Year Term 2005-2008

Doug Campbell

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