

Stagecoach Express



MESSAGE FROM THE PRESIDENT

Brown Thompson, III

I want to thank you for electing me to our Associations' Board of Directors at our Annual Members Meeting. Secondly, I am truly honored to have been elected your President for the upcoming year. I can assure you that I have a clear understanding of my fiduciary duties as well as my responsibilities to each of you, our property owners and members.

I am fully aware of past issues as well as the current affairs of the SPOA. Together with your new Board of Directors, we will strive to move Stagecoach forward to the carefully planned residential resort community that it was originally intended. I believe that achieving that goal is absolutely possible. However, there are members as well as Directors who have a very different vi-

sion for Stagecoach's future. I suggest we use the best thinking available wherever it comes from.

In case you haven't noticed, Stagecoach is changing very rapidly. The old "wait and see" strategy is no longer applicable. With property values throughout the area rising as dramatically as they have over the past couple of years it's **important and time** for everyone who believes in Stagecoach to get involved.

In the past couple of years a great many people have become new members of our Association. These new members have no interest in the decades old issues regarding the original developer or the Districts bankruptcy. I respectfully suggest that 2002 become the year that we all re-

focus our thinking and concentrate our energies on the real issues. In support of those views I offer a few examples of what various groups of our membership are actually doing, on their own initiative and with their own resources:

1. The Morningside utility development process that I have been helping manage is progressing as expected, slowly and very positively. We have already received many signed petitions from owners supporting the issue. Next step in this process will be the formal application to the Routt County Commissioners, and we will be preparing that application as soon as the last of the promised petitions are received.

2. There is a similar kind of utility development and road plan well

underway for lots #21 thru #50 in the Meadowgreen subdivision.

3. The developer of the Green Ridge Ranch on land adjacent to Stagecoach is planning to run underground electrical service through the Morningside subdivision this summer. This installation is 100% funded by the devel-

*(Message...
Continued on page 2)*

"Messages from Board members printed in this publication are statements from that individual and do not represent policies of actions of the Board as a whole nor of the Association. Official policies and actions of the Board are in the minutes of official BOD meetings."

(Message...,Continued from page 1)

oper. Great news is that any property owner in Morningside adjacent to this service line can tap into the service by paying a prorated fee.

4. At the SPOA's annual meeting in July, the membership voted overwhelmingly to provide funding for clearing all of the roads and rights-of-way in the remote subdivisions of Stagecoach. I can assure you that this is a project that your Board of Directors will successfully accomplish in a timely manner. Access and utility development have always been fundamental issues in my view.

Your Association's Board of Directors has specific legal, financial and moral responsibilities. As previously noted, Stagecoach has changed dramatically in the past couple of years. There are credible estimates that the real property value owned today by the SPOA membership is near **\$100,000,000.00** and

growing. As the CEO of this corporation for the next year, I pledge to you that I will conduct all of the members' business at the highest professional and ethical level. It is my considered opinion that the majority of you're new Board of Directors can and will generate and implement positive progress for the entire area. The approach that I advocate will seamlessly connect the legitimate concerns of both the current Stagecoach residents and those of the owners of the as yet undeveloped Stagecoach properties.

In my view, we have all made significant personal commitments to our Stagecoach properties. Therefore, I suggest that we must begin to join together to develop this magnificent valley into the high quality residential resort community of which we all can be justly proud. I can assure you that I know from first hand experience that this is the vision of the majority of the membership at large, as well the majority of your new Board of Directors. May I respect-

fully suggest that "we all grab an oar" - and start pulling in the same general direction.

As always, I solicit and welcome your comments, suggestion or concerns. Call me, write me, or better yet e-mail me, I will respond. This is your association, and we are your representatives.

*Finally, I personally apologize for some of the content you will read in this newsletter. Personal agendas and opinions are being represented as news and sound as though they represent the majority of the membership. These personal opinion articles are here specifically because of **the policy set in place by the previous SPOA Board of Directors.** Our previous boards policy was that any Board member could write and have published at the membership's expense any article or opinion they wished. In my first written communication as your President to your new Board of Directors I*

"suggested" that all Board members inform the membership of the facts and keep their opinions as their opinions. However, I was rather vehemently informed that I had no such authority to change that policy without Board approval. In that regard I am hopeful that the majority of your new board will agree with me that this process does not serve the best interests of our membership, represent our membership, or contribute in any meaningful way to accomplishing the Associations business.

I believe that the only purpose of "The Stagecoach Express" is to convey facts and information to the membership; it is wrong to have material from individual Board members where their opinions and agendas are expressed as if they were SPOA Board policy to the membership.

Any thoughts that you have on this matter will be appreciated, as well as carefully considered.

Respectfully,
Brown Thompson, III

NOTICE

Board of Directors Meeting

Date: Saturday,
October 19, 2002

Time: 10:00 A.M.

Place: Morrison Creek Water
District Offices
24490 Uncompahgre Rd.
Stagecoach

Minutes of the June 8, 2002 SPOA Board Meeting

The Minutes for the June 8, 2002 Board of Director's meeting (see page 6 of the June 20, 2002 issue of the "Express"), was approved, as written, at the July 21, 2002 BOD meeting.

Stagecoach Fire Defense Committee

By Director Ken Burgess

The Colorado wildfires this summer have provided a clear wakeup call for those with property in forested areas. The SPOA Board has been approached with several thoughts on defending Stagecoach. But the considerations are complex and, in my opinion, will take some time to reach a Board level conclusion which could contemplate use of subdivision funds. In the interim, a volunteer group comprised of Tony Stich, Al Saterdal and myself are working on short-term solutions for 1) education, 2) surveillance, 3) communications, and 4) preplanning.

Actions that have been taken already include the following:

- Placement of highly visible signs and flyers throughout the community regarding the open fire ban and other restrictions
- Development of road criteria for emergency

vehicles including fire equipment

- Potential helicopter surveillance flights
- Development of criteria by which structures are determined to be and identified as defensible.

Those property owners who wish to comment or be kept apprised of developments in Stagecoach Fire Defense are encouraged to send their email address to me:
Ken Burgess
theburgei@earthlink.net

The committee will make a concerted effort to provide monthly updates.

The committee recognizes that these actions will need funding and will be soliciting funds on a voluntary basis. A target of \$10,000 of seed money (less than \$5 per lot) is the current thinking. With hunting season upon us there is some urgency in getting prepared.

FIRE INFORMATION

With the recent fires in north-west Colorado and routt county in particular, there have been numerous request for places where local fire information can be found.

Following is a list of such locations:

- U.S. Forrest Service,
Steamboat Springs
970/879-1870
- Craig Interagency
Dispatch Center
970/826-5108
- [Http://wildfires.nwcg.gov](http://wildfires.nwcg.gov)
- SPOA contact number
(craig interagency information)
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STAGECOACH PROPERTY OWNERS ASSOCIATION

Board of Directors

July 2002 to July 2003

Three Year Term - July 2002 to July 2005

John Eastman (July 2002) P.O. Box 882984
ACC Committee Steamboat Springs, CO 80488
Representative of Blackhorse I & II Home: 970/736-0578
E-mail: JEastman@stage-coach.com

Greg Hermann (July 1999) P.O. Box 774272
Representative of High Cross & Overland Steamboat Springs, Co 80477
Home: 970/879-5454
Fax: 970/879-7652
E-mail: bearbvd@cmn.net

Brown Thompson, III (July 2002) 7122 Cole Street
President Downey, CA 90242
Representative of Skyhitch IV & South Station II Home: 562/806-1316
Fax: 562-927-2072
E-mail: smith-k@worldnet.att.net

Three Year Term - July 2001 to July 2004

Ken Burgess (July 2001) 24136 W. Currant Drive
Chairman, ACC Committee Golden, CO 80401
Representative of Morningside & Skyhitch Home: 303/526-1021
Fax: 303/526-9408
E-mail: theburgei@earthlink.net

David George (July 2001) 873 23 Road
Secretary Grand Junction, CO 81505
Representative of Sky Hitch II & South Station I Home: 970/263-9714
Fax: 970/263-9714 (call 1st)
E-mail: dgeorge@gvii.net

Michael S. Schick (July 2001) 4349 Biscay Street
Treasurer Denver, CO 80249
Representative of South Shore Home: 303/371-7227
Fax: 303/371-7277
Pager: 303/259-6781
E-mail: singconn2@aol.com

Three Year Term - July 2000 to July 2003

Ken DePaul (Jan. 2002) 31125 Fallon Falcon Trail
Vice-President & ACC Committee Oak Creek, CO 80467
Representative of Eagleswatch & Meadowgreen Home: 970/736-0591
Fax: : 970/736-0593
E-mail: fallenwolf1@mindspring.com

Norman Sothan (July 2000) 5181 W. Maplewood Pl.
Representative of Sky Hitch III Littleton, Co 80123
Home: 303/794-7021
Fax: 303/797-5476
E-mail: normsothan@aol.com

Chris Wittemyer (July 1997) P.O. Box 774944
Representative of Horseback Steamboat Springs, Co 80477
Home: 970/871-0795
E-mail: cwittemyer@hotmail.com

SPOA 24490 Uncompahgre Rd. Oak Creek, CO 80467
Donna Wylie (Office manager) Toll free **1-800/862-0606**
Fax **970/736-0177**
Stetson's (Accountants) P.O. Box 128 Maybell, CO 81640
Phone 970/272-3056
Fax 970/272-3057

(Revised 8/09/02)

Procedure for 911 Medical Situations

Several residents have requested information on what is the best and Effective means to utilize 911 in a medical emergency in the Stagecoach area.

I discussed this request with an emergency room doctor at the Yampa Valley Medical Center located in Steamboat Springs.

The following information was recommended;

- 1)** If the person can wait after calling 911 the best situation is to wait for the Oak Creek Ambulance to arrive. The ambulance will then proceed to the hospital. However, there will be a transfer of the patient, in route to the hospital, to a Yampa Valley Ambulance. During this period of time there will be certain medical procedures and/or medication administered to the patient and this could a deciding factor between life or death.
- 2)** If the person or family involved with a 911 call that decides to drive the patient into Yampa Valley Medical Center the following information should be given to the operator.
 - a)** Identify you auto and license plate.
 - b)** Use your emergency flashing lights.
 - c)** Give the route directions that you will use.
 - d)** Attempt to explain the symptom that the patient is experiencing.
 - e)** Determining the seriousness of the symptom the hospital may decide to send an ambulance to intercept the vehicle.
 - f)** Identify who you are along with the patient=s name.
 - g)** If carrying a cell phone, you may want to stay in contact with the emergency room and also give the time of estimation of arrival.

Respectfully Submitted: Kenneth J. DePaul

Lot Consolidation Process

By Director Ken Burgess

Any Stagecoach property owner who desires to consolidate two or more lots by executing a replat with Routt County must submit a request for approval to the Stagecoach Property Owners Association (SPOA). The Architectural Control Committee (ACC) will review, coordinate and process recommended action to the SPOA Board of Directors.

Information, forms and processes change. Accordingly, the following information is intended to be a guide only. Property owners should check with each public authority for the latest information.

The County currently requires the following:

- A re-survey of the properties for the replat. The cost of surveys is extremely variable ranging up to \$3,000 or more. It is important to realize that, although the county process will recognize one property, the SPOA bylaws require the Association to recognize and access dues based upon the original number of lots.
- Copies of the property deeds showing legal ownership.
- Agreement to vacate utility easements from Morrison Creek Water and Sanitation District*, Qwest and Yampa Valley Electric Association (YVEA). Forms can be obtained from SPOA at the Morrison Creek District offices or the County Planning Department.
- An attorney's opinion, on the replat, regarding the legality of the deeds and replat.
- Completion of a County application to consolidate.
- Review and recommendation of the County Planning Commission.
- Review and approval of the County Commissioners.
- A fee of \$900 plus \$10 per acre of the property being consolidated (a \$750 rezoning fee has been separately waived).

ACC requirements:

ACC review is to support and enforce the covenants. It also is to insure adequate planning, property owner understanding of the effect and limits of consolidation, and to protect the environment from unsuitable consolidation.

Before ACC will process an application and recommend action to the Board, the material required by ARTICLE XIV, Section 1 of the Association Bylaws (attached) must be gathered and submitted along with the "Agreement" with SPOA (also attached). There is a \$50 fee for processing which must be attached to the request.

Building Plans

If, in conjunction with consolidation, the property owner plans to obtain a permit to build a dwelling, the following information may be informative.

- If an ISDS system (septic) is anticipated, rezoning to Mountain Residential Estate (MRE) designation must be obtained from Routt County - currently 5 acres minimum of contiguous property is required. This can be done concurrently with the consolidation process discussed above.
- If a vault is intended, a vault agreement must be executed with Morrison Creek Metropolitan Water and Sanitation District (MCMWSD). These are limited but several hundred are still available. Substandard roads, however, must be improved for vault truck access.

*Note: Morrison Creek Water and Sanitation District is in the process of requiring a blanket easement on proposed consolidations, presumably because of uncertainty regarding future water and sewer line requirements. This may become controversial.

(Lot Consolidation..., Continued on page 8)

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- Wells are drilled at the owner’s expense, but title is held by MCMWSD.
- Drilling a well requires a permit from the State of Colorado, Department of Water Resources. This is independent of the County process and costs \$60. The drilling company will need a release from MCMWSD who will be automatically copied in by the State of Colorado. Good site access is necessary to handle the heavy drilling rigs. Drilling depths have varied from 100 feet to over 600 feet. The norm appears to be 300-350 feet.
- Electricity extensions are now restricted to in ground lines. Distances and costs should be verified with YVEA. They also have two forms of rebate. Upon permanent hook-up to the home they had been refunding \$2,500. As others tap the line within 5 years, the initial cost is pro-rated and returned to the original investor. Interested residents should check directly with YVEA for current refunding policies.
- Qwest also uses only in ground lines. Qwest was providing the first several hundred feet with a nominal per foot cost thereafter. Again, residents should check directly with Qwest for current information.
- A list of Building Plan Requirements (available at the Morrison Creek offices) will assist in developing both site and building plans for ACC review.

Questions should be directed to the SPOA office at:

Stagecoach Property Owners Association
24490 Uncompahgre Road
Oak Creek, CO 80467
1.800.862.0606
Fax 970.736.0177
spoa@stage-coach.com

Stagecoach Property Owners Association
24490 Uncompahgre Road
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