



Express

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Winter 2009

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Published by:

Stagecoach Property

Owners Association (SPOA)

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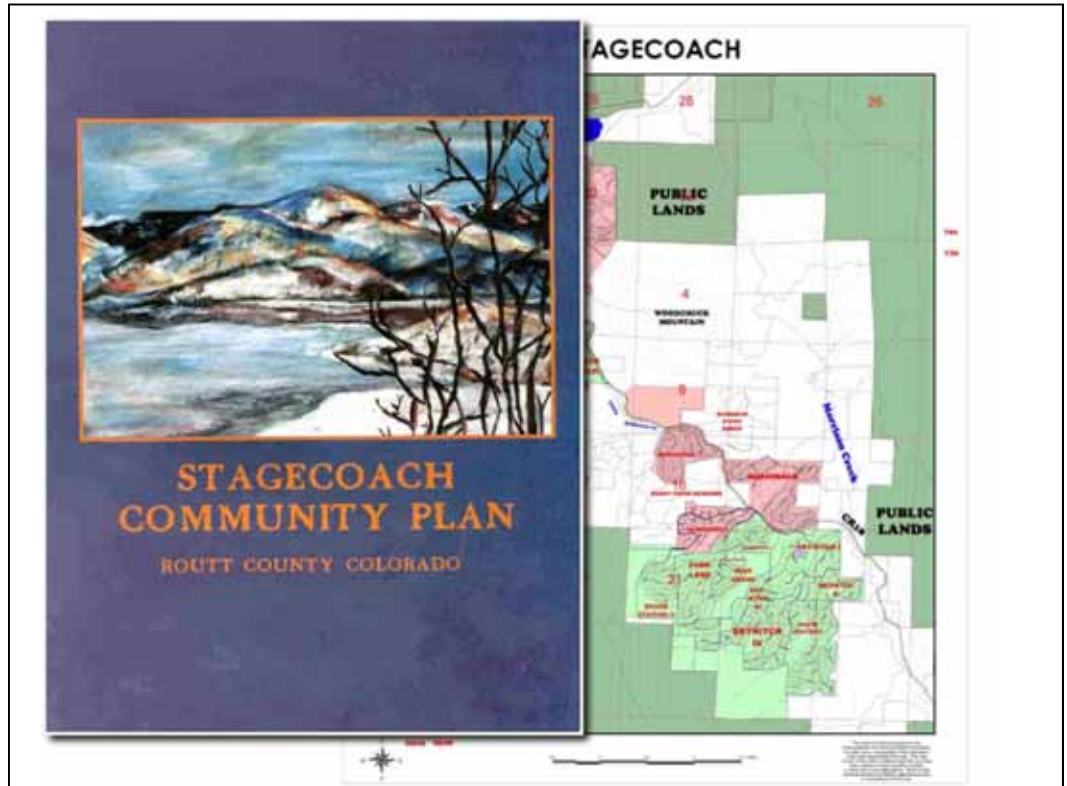
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Created by: Ann Holmes



Stagecoach Community Plan Update

By Stephanie Fairchild

The current Stagecoach Community Plan was drafted in 1999 and Routt County is looking for input from Stagecoach residents on how it should be updated and revised. The first meeting devoted entirely for this purpose was held at the Stagecoach fire station on October 29. My impression from this meeting was that the citizens wanted more flexibility on the areas designated for a town center or areas where commercial or retail would be allowed. In addition, concerns were voiced that the update should not assume that the ski area, marina or golf course will be part of the community anytime soon. No one wants to eliminate the possibility of their existence in the future, but a revision should focus on the current reality that they don't exist now and there are currently no plans to implement them. Other items that will be updated include a wildfire mitigation program and wildlife habitat.

The Routt county commissioners postponed

the public meeting originally scheduled to take place at the Routt county courthouse in downtown Steamboat Springs on November 19 due to staff being out of town unexpectedly. They may still have this item on the meeting agenda for the commissioners' regular meeting December 3 depending on the progress made by that date.

It seems that much of the plan will remain the same except for items that are now out of date, and/or not relevant to the current state of affairs in Stagecoach, or missing entirely. There is still time to voice your concerns and have a say in this community update.

The current Stagecoach Community Plan can be found online at:

www.co.routt.co.us/planning/plans/stagecoach.pdf

For more information, and to provide your input and comments, contact the Routt County Planning Department at 970-879-2704. They need to hear from you!

Manager's Report

By Ken Burgess

Newsletter Distribution

In the last newsletter we discussed the proposal that the newsletter be distributed by email saving the Association \$8,000 or more. We receive only positive input and the Board approved the plan at its October meeting effective with the Summer 2010 newsletter.

Owners will have three options:

1. Provide an email address to the SPOA office (gmspoa@zirkel.us) which will be held in confidence. We currently have 250 on file.
2. Subscribe to a hard copy of the newsletter at a cost of \$5 per year. This cost would be added to your annual dues retroactively.
3. Use the SPOA website (stage-coach.com) to obtain or read the newsletter.

If you wish to exercise the first or second option, please contact the SPOA office by April 1, 2010.

Dues Increase

The Board of Directors has approved the annual 3% increase in dues effective January 1, 2010. The dues for next year will be \$48.08 per lot.

Chipper – Splitter Charges

This year we have incurred significant maintenance expense especially on the chipper. To date those costs have been covered by the now depleted funds from the original Community Wildfire Protection Plan grant. We need to cover future costs with usage fees. Effective January 1, 2010 the Board has approved a use fee of \$30 per day for the chipper and \$10 per day for the splitter which will be charged up front. This is 10-15% of normal rents and will be used for routine and unexpected maintenance. The money will be deposited in SPOA's operating account.

Morrison Creek District News

County Decision on Vaults

The Routt County Commissioners held a public hearing on a proposal by the Morrison Creek Metropolitan Water and Sanitation District to reduce the number of additional vault

permits to be issued to 30 versus the 542 still currently available. The County voted not to accept the proposal.

The permits that remain available are limited within each subdivision in the current agreement. Please contact the Water District at 970.736.8250 if you have questions.

Tap Fees and Capital Plan

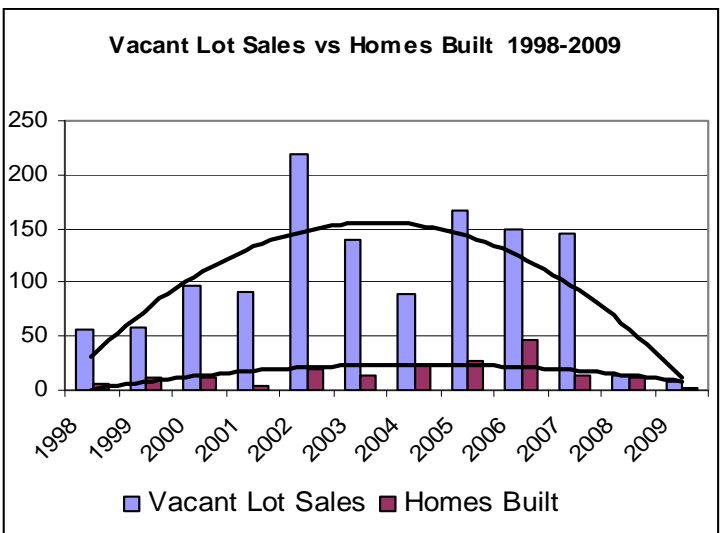
The Morrison Creek Board of Directors has resolved that tap fees for the next few years will be as follows:

| | |
|--------|---|
| 2010 - | \$12,000 (\$5,000 sewer, \$7,000 water) |
| 2011 - | \$14,000 (\$6,000 sewer, \$8,000 water) |
| 2012 - | \$16,000 (\$7,000 sewer, \$9,000 water) |

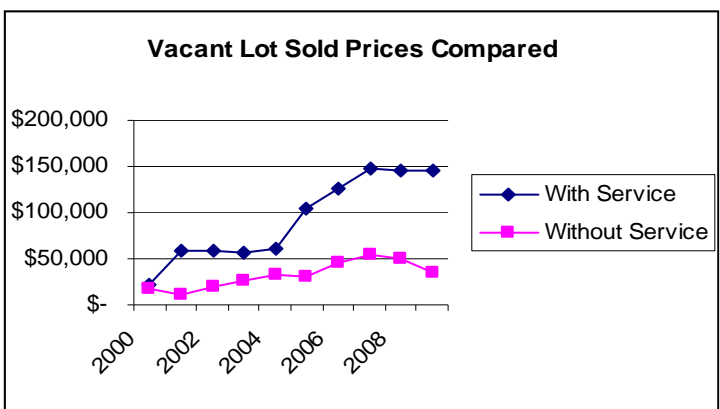
The District continues to work with State and Federal agencies to lay the groundwork for future possible grants and low interest loans to avoid dramatic increases in tap and service fees.

The Economy and Stagecoach

A significant indicator of how the economy has affected Stagecoach is revealed in property sales and home construction over the last decade. The chart below shows the dramatic rise and fall of those events in Stagecoach.



However, many of the recessionary influences have been resolved and we are looking forward to the beginning of a slower but sustainable growth next year. Vacant lot sale prices for those sold are slower to decline than the volume of lot sales—the prices for lots sold with central water and sewer service have not appreciably declined at this point.



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Approved Minutes of July 25 Board of Directors Meeting

The Board of Directors of the Stagecoach Property Owner's Association met on Saturday, July 25, 2009, at SOROCO High School, Oak Creek, Colorado, for their regularly scheduled quarterly meeting.

Present:: President Don Alperti, Vice President Tom Watts, Treasurer Ken Jones, Tonja Elkins, Stephanie Fairchild, Sue Kimes, Amy Kopischke, and Frank Murphy.

Also Present: General Manager Ken Burgess and Morningside property owner, Chuck Thompson.

Don Alperti called the meeting to order at 2:40 p.m.

Election of Officers

Motion: by Sue Kimes, 2nd by Amy Kopischke to nominate Don Alperti to serve as President. All in favor.

Motion: by Sue Kimes, 2nd by Amy Kopischke to nominate Tom Watts to serve as Vice-President. All in favor.

Motion: by Amy Kopischke, 2nd by Frank Murphy to nominate Ken Jones to serve as Treasurer. All in favor.

Approval of Minutes

Motion: by Amy Kopischke, 2nd by Tom Watts to approve the Board minutes from the April 4, 2009 meeting, as contained in Board members' packets. All in favor.

Motion: by Sue Kimes, 2nd by Tom Watts to approve the Board minutes from the April 30, 2009 meeting, as contained in Board members' packets. All in favor.

Motion: by Frank Murphy, 2nd by Amy Kopischke to approve the Board minutes from the May 28, 2009 meeting, as contained in Board members' packets. All in favor.

Motion: by Frank Murphy, 2nd by Amy Kopischke to approve the Board minutes from the June 13, 2009 meeting, as contained in Board members' packets. All in favor.

Financial

Motion: Ken Jones requested approval of the April 2009 to July 2009 check register as contained in Board members' packets. Tom Watts made the motion, Sue Kimes, 2nd. All in favor.

Public Comment

Chuck Thompson, property owner at Morningside addressed the Board regarding the issue of Morrison Creek Water District (the "Water District") and its presentation of an amendment to the Vault Agreement with the County to lower the number of

allowable vaults from 595 to 30. Mr. Thompson was not in agreement with the Homeowners during the Annual Meeting earlier that day and wanted further clarification on whether SPOA Board could assist Homeowners by approaching the Water district on behalf of the Homeowners. The Board explained that it was divided on this issue and the Homeowners had after motion and second, voted against a motion to write a letter to the Water District opposing this Amendment. After lengthy discussion, Mr. Watts offered to talk to Mr. Thompson at a later date to better explain both sides of this issue, the SPOA Board's authority, the Water District's authority, the County's authority and what the options for property owners are.

Next Meeting

Ken Jones and Ken Burgess are in the process of finalizing the 2009/2010 budget and an email regarding the date for the next meeting, including budget approval, will be sent out shortly.

Executive Session at 3:30 p.m.

Motion: by Tom Watts, 2nd by Amy Kopischke, all in favor, to exit into executive session as allowed in CRS 12-22-107.

Motion: by Sue Kimes, 2nd by Frank Murphy, all in favor, to return from executive session at 3:35 p.m.

Architectural Control Committee

Frank Murphy was asked to head the Architectural Review Committee ("ARC") and begin holding regular meetings.

Other Committees

The Board discussed forming a Compliance Committee. No decision was made at this time.

Trails Committee

Amy Kopischke will report back to the Board on the grant application process in relation to creating a detailed trail plan of the proposed trails.

Communication

Stephanie Fairchild will work on the communication function to get information.

Newsletter Committee

The Board discussed ways to reduce cost and encourage Homeowners to read the newsletter online.

Motion: by Tom Watts, 2nd by Amy Kopischke to give notification at the next Board meeting that there will be a charge for the newsletter to be printed and mailed.

Old Business

Coyote Run—The issue of the high water bill at the Coyote Run playground was resolved when it was discovered that there was a metering problem. The water bill is expected to be less than \$2500 for the summer.

New Business

Horses—Mr. Burgess was asked to draft a rule addressing property owners with horses for the Board to review at the next meeting. Stagecoach Master Area Plan—Sue Kimes and Ken Burgess were asked to represent SPOA during the planning process for the revision of the Stagecoach Master Area Plan. Sue and Ken were asked to address with the Planning Commission the Song development, the separation of Northern and Southern Subdivisions and water issues.

Motion: by Frank to adjourn at 5:17 p.m. 2nd by Sue, all in favor.

NEW LISTINGS!



22511 Cheyenne Tr
\$459,000



33015 Ramuda Trail
\$475,000



22535 Cheyenne Tr
\$399,900



31060 Fallen Falcon Tr
\$495,000

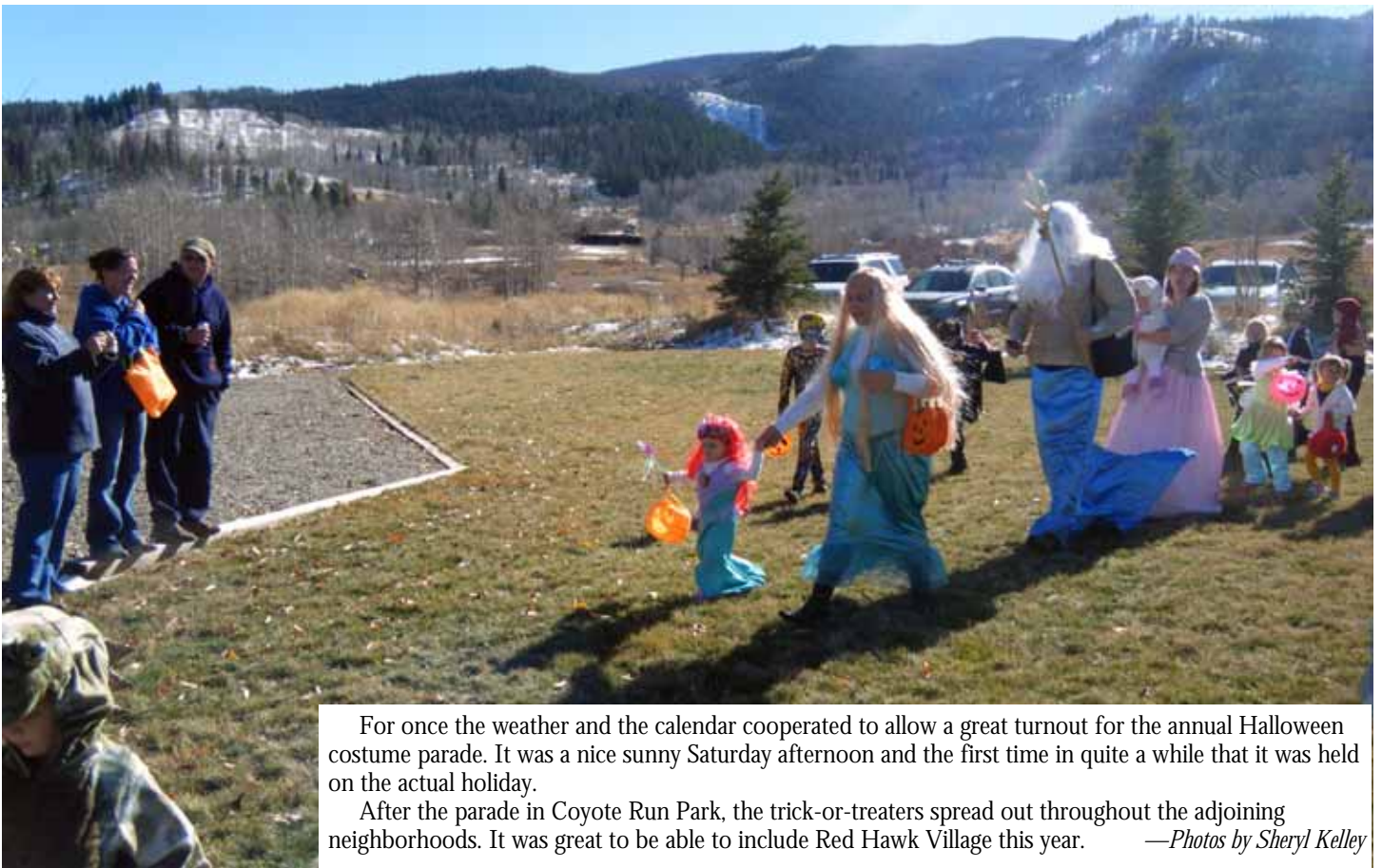
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Stagecoach Celebrates Halloween with Parade



For once the weather and the calendar cooperated to allow a great turnout for the annual Halloween costume parade. It was a nice sunny Saturday afternoon and the first time in quite a while that it was held on the actual holiday.

After the parade in Coyote Run Park, the trick-or-treaters spread out throughout the adjoining neighborhoods. It was great to be able to include Red Hawk Village this year. —Photos by Sheryl Kelley

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Financial Report

By Ken Jones

Our interest income and assessments have declined but offsetting this are planned reductions in donations, legal fees and postage.

2010 BUDGET COMPARED TO 2009 ACTUAL



HELP WANTED

By Oak Creek Fire Protection District

- Do you have a desire to help your friends, neighbors and your community?
- Did you know your local Emergency Service providers are primarily volunteer?
- The Oak Creek Fire Protection District is seeking applicants for Volunteer Firefighter and EMT positions.
- You say you don't want to be a Firefighter or EMT but you have skills that could be beneficial to the District (clerical, mechanical etc.) and you would like to be a part of the organization.

The District desires to begin a "Fire Corps" which is a civilian support group and would welcome an individual able to coordinate and organize this program as well as individuals with a desire to volunteer for such an organization.

If you are interested in becoming a part of our organization please contact our office at 736-8104.

Visit our web site @
www.oakcreekfire.org

| Income | 2010 Budget | 2009 Actual | Difference |
|--|----------------|----------------|--------------|
| Member Assessments - Operations | 106,090 | 106,663 | (573) |
| Interest | 3,500 | 4,320 | (820) |
| Interest - Accounts Receivable | 750 | 1,188 | (438) |
| Acc Fees | 1,500 | 1,250 | 250 |
| Other Income (Advertising, Equip Rental, Subscription) | 2,000 | 550 | 1,450 |
| Collection Fees Received | 0 | 50 | (50) |
| Estoppel Fees | 500 | 750 | (250) |
| Total Income | 114,340 | 114,772 | (432) |

| Expenses | 2010 Budget | 2009 Actual | Difference |
|---|----------------|----------------|--------------|
| Accounting | 20,000 | 15,982 | 4,018 |
| Advertising | 0 | 0 | 0 |
| Audit/Review Fees | 0 | 0 | 0 |
| Bank Charges | 2,400 | 1,926 | 0 |
| Contract Labor | 10,000 | 3,660 | 6,340 |
| Director Fees | 4,000 | 3,300 | 700 |
| Donations | 500 | 2,900 | (2,400) |
| Fees and Licenses | 40 | 30 | 0 |
| Insurance - Business | 3,400 | 2,926 | 474 |
| Insurance - Workman's Compensation | 400 | 18 | 382 |
| Legal Fees | 10,000 | 18,189 | (8,189) |
| Lien Expense | 200 | 80 | 120 |
| Maintenance | 3,500 | 5,578 | (2,078) |
| Meals and Entertainment | 200 | 21 | 179 |
| Meeting Expense | 200 | 126 | 74 |
| Meeting Expense - Annual Newsletter / Special Letters | 3,500 | 4,112 | (612) |
| Office Expense | 5,500 | 4,589 | 911 |
| Office Supplies | 2,000 | 1,130 | 870 |
| Office Support / Estoppels | 1,000 | 1,649 | (649) |
| Postage | 500 | 360 | 140 |
| Postage | 2,000 | 3,764 | (1,764) |
| Professional Fees | 0 | 250 | (250) |
| Rent - Office | 4,000 | 3,920 | 80 |
| Taxes - Income | 2,500 | 0 | 2,500 |
| Taxes - Payroll | 5,000 | 2,295 | 2,705 |
| Taxes - SUTA / FUTA | 500 | 196 | 304 |
| Telephone Expense | 1,000 | 795 | 205 |
| Travel | 500 | 845 | (345) |
| Utilities | 0 | 271 | (271) |
| Wages - Office Manager | 30,900 | 30,000 | 900 |
| Total Expenses | 113,740 | 108,913 | 4,344 |

Stagecoach Property Owners Association
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Send them to Ann Holmes, ann@steamboatwireless.com, and we'll include them as space permits.