

# Stagecoach Express

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SUMMER 2007

## *From The President* *Sue Kimes*

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Stagecoach Property Owners Association (SPOA)

Created by:  
Beth Wahlers

The board held the second quarter meeting at the very impressive new fire house in Stagecoach. It is "dried in" and getting insulation. There were emergency vehicles parked inside which prompted a brief discussion about the possibility of a short joy ride, as the weather was exceptionally fine, but the motion was voted down and we were forced to move on. The remainder of the meeting was very productive including the appointment of a new board member, Frank Murphy. His name may be familiar to those who live in the area as he is the soon to be retired Postmaster for Steamboat. We are exceptionally glad to welcome Frank to the board and have already had the benefit of his expertise on various postal regulations.

We also filled the new general manager position with a well-known face and friend, Ken Burgess. Ken served on the board for just shy of six years and has valuable experience and knowledge

about the history of Stagecoach as well as the current issues. Ken holds office hours at Morrison Creek Water and Sanitation and is handling a myriad of things for the board and the membership. He certainly has taken a huge load off of me and having his help has allowed me to fulfill my duties as President more efficiently. He will be acting as a critical liaison between the board, membership, the county and developers. He also has the onerous task of collecting, sorting and maintaining all of the SPOA files that are in storage. These files are important documents some of which date back to the 1970s. That's a lot of paper, folks.

About mid-way through the meeting an especially thought provoking discussion arose about what the true function of the SPOA board is. We know what the focus has been in the past by where money was spent but much confusion exists about what the board is authorized to do or not do. For instance, the

board is not responsible for building infrastructure in the area including roads or water and sewer. That said, we realize that those are the exact things most property owners would like to see their dues money go toward. Historically the board has done this by providing up front funding for local improvement districts and also providing matching funds for road improvements made by individuals who have followed the board's reimbursement policy.

We recently approved funds for master plans for water and sewer for Morningside, Horseback, and South Shore which is the first step toward extending services to those areas. All board members feel strongly about continuing to help fund infrastructure while balancing monetary needs for the other focuses which we determined to be Communication, Common Area, Compliance and Planning.

## *From the President, Con't*

*Sue Kimes*

We must foster communication with the membership, the county and developers. Common area must be monitored and maintained. Encouraging compliance with our CC&Rs is necessary to help maintain property values. Planning means looking to the future and making sure we take into account things we need to do now to keep the area moving in an intelligent comprehensive direction.

As an example, after being given direction by the membership at the last annual meeting, board member Amy Gregorich spent a great deal of time researching companies that specialize in trail planning and recommended a firm to compile a master trail

plan for the northern section of Stagecoach.

Work will begin this summer to plan a functional trail system that will link various sections of property as well as construction standards for the development of main arterial trails, secondary trails, and backcountry trails. There will be several progress meetings with the trail committee, trail planners and developers to try to link our trail system with trails going through new and existing developments. If you are interested in being on the trail committee, please contact Amy.

I feel that the board has been exceptionally judicious in allocating subdivision funds. There are many demands for these funds and releasing them is always a carefully considered decision. A subdivision's reserved funds are released only when the board feels it is necessary and fiscally responsible.

Last but not least, we have scheduled the annual meeting for Saturday, July 28<sup>th</sup> in Oak Creek at the high school. Doors open for registration and breakfast at 8:00 a.m. The meeting will begin at 9:00 a.m. A regular board meeting is scheduled on Sunday, July 29<sup>th</sup> in Oak Creek at 9:00a.m. in the town hall. Hope to see you there.

## *Architectural Review News*

*Tony Borean*

At the April Board of Directors meeting, the board approved a fee for new residence plan review. This fee of \$250 will help the board set up a review and compliance process to help insure that our community continues to be a pleasant place to live. This fee will only be collected for new residential structures, and does not apply to fences, sheds,

other outbuildings, etc. The fee is due at the time plans are dropped off for review. Plans may be dropped off at the SPOA office which is located in the Morrison Creek Metro Water and Sewer District offices at 24490 Uncompahgre Road near the South Shore Subdivision.

If you are interested in serving on the ACC as a volunteer plan reviewer, please email me at [spoa-tony@yahoo.com](mailto:spoa-tony@yahoo.com). We would like to have people from each subdivision on the committee. Currently the only subdivisions represented are Eagleswatch, Horseback, and Morningside.

# From the General Manager

Ken Burgess

I am really pleased that the Board elected to retain me as your general manager. I look forward to being available to you as much as possible. While the position is part time I am generally available by phone or email which I check daily. My office is in the Morrison Creek Metropolitan District building - address 24490 Uncompahgre Rd, Oak Creek, CO 80467. My phone is 970.736.8382 and email at [gm.spoa@resortbroadband.com](mailto:gm.spoa@resortbroadband.com). To provide more channels of communication I am meeting with the subdivisions and neighborhoods as time and schedules become available.

I solicit your letters of concern and hope to open a section in the newsletters to answer those observations and concerns.

New activity - the Board has let two contracts: 1) Maintenance of the Coyote Run playground, and 2) the Development of a master trail system plan. Additionally, as Sue has mentioned, they have agreed to fund the development of a conceptual master plan in Southshore and Horseback for water and sewer service. The actual contract will be managed by the Morrison Creek Metropolitan Water and Sewer District. The plan will guide incremental development.

Mailboxes - we are completing our cost study on the installation of cluster box unit (CBU) mailboxes and should be installing several in those neighborhoods near the reservoir this summer. We will be replacing the mailbox racks with the CBUs over the next few years.

Signs - New entrance signs are contemplated for Skyhitch, Eagleswatch and the Blackhorse subdivisions. They are in the design stage and may be cut soon.

Aside from taking several emails and telephone calls each day, I spend considerable time researching and organizing SPOA documents and in discussing compliance issues with residents. And while the hours are somewhat longer than anticipated we are making progress and hope to get "ahead of the curve" soon.

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Kerry & Dave Eaton and Rebecca Bailey

# Approved Meeting Minutes

## RECORD OF PROCEEDINGS

The Board of Directors the Stagecoach Property Owners' Association met on Saturday, April 28, 2007, at the Stagecoach Firehouse, Oak Creek, Colorado 80467 for their regularly scheduled meeting.

Present:

Sue Kimes - President  
Ken DePaul - Vice President  
Tony Borean  
Ken Jones - Treasurer  
Amy Gregorich  
Jim Funk

Also:

Suzie Hawkins, Recording Secretary  
Ken Burgess - General Manager  
Frank Murphy  
Cassandra Krause

Sue Kimes called the meeting to order at 9:04 a.m.

## Meeting Minutes

**Motion:** by Tony Borean to approve record of proceedings by telephone meeting of March 7, 2007. Ken DePaul 2<sup>nd</sup>. All in favor.

## Treasurer's Report

Improvements have been accomplished along with 8% growth in funds. Discussion ensued relative to past due association dues.

**Motion:** by Ken Jones for the treasurer to provide a three month summary of checks and have the board approve at each meeting. Ken DePaul 2<sup>nd</sup>. All in favor.

The budget has been completed by Ken Jones and Ken Burgess. A general project fund has been established so that the entire community pays for trail projects. The board needs to consider how to deal with these capital funds. The General Manger may initiate payments and the Treasurer reviews. ACHS is being used for payroll as an additional auditing measure.

**Motion:** By Ken DePaul to accept the budget and check register for the first quarter of 2007. Ken Jones 2<sup>nd</sup>. All in favor.

## Filling of Board Vacancy

**Motion:** by Ken DePaul to appoint Frank Murphy as a board of director to replace Tony Stich. Ken Jones 2<sup>nd</sup>. All in favor.

## Julie Hoff

President of Coyote Run Subdivision spoke on the Park/Playground which is used in Coyote Run. Julie received a bid for upgrades from Chris Zuschlag of I-design. Jim Funk asked if Ms. Hoff would be willing to be representative for her subdivision and get involved with SPOA. Ms. Hoff was informed of the current maintenance contract status.

## Hiring of General Manager

An advertisement has been placed for the General Manager position with several resumes received.

**Motion:** by Ken DePaul to hire Ken Burgess as General Manger and approve contract. Ken Jones 2<sup>nd</sup>. All in favor.

## Manager's Report

**Mailboxes** - Three cluster boxes (CBUs) have been received. The manager recommended using the three cluster boxes at Willow Island; Coyote Run and Omega Way. Tony Borean suggested an impact fee by ACC for new cluster boxes. Frank Murphy noted that parcel lockers are available

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## *Approved Meeting Minutes Con't*

and may be enclosed. Maintenance of locks is done by the Postmaster. Ken Burgess was directed to communicate with the Postmaster in Oak Creek. Ken Burgess recommended the board consider enclosed mailbox racks or cluster boxes. Sue Kimes queried the financial impact for pull-outs as a Capital Expense. Ken Burgess will obtain specifications from road and bridge. Jim Funk also suggested an impact fee for new construction. Tony Borean suggested keeping consistent with three cluster boxes already purchased.

**Sign Damage** – Ken Burgess needs a budget to repair road signs; the County has been contacted regarding damage. Directive to spend up to \$400 for repairs.

**Coyote Run Park/Playground Maintenance** – Three bids were received from Zuschlag, Petix and Stagecoach Landscaping.

**Motion:** by Tony Borean to accept the proposal from Stagecoach Landscaping and Design subject to a 30-day performance Cancellation. Jim Funk 2<sup>nd</sup>. All in favor.

**Non-profit Mailing Status** – has been filed for by the General Manager which could cut mailing expenses. Frank Murphy commented postage cost is going up on May 14 and suggested SPOA use Net Post for mailings to cut mailing costs as well.

**Road Damage** – Chuck Wisecup and Ken Burgess will view roads to see which qualify for EMS compliance.

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# Approved Meeting Minutes Con't

**Lot Clean-up** – Ken Burgess calls the lot owners in non-compliance then Sally sends letters. Ken Burgess purchased a Stagecoach Map with Longitude and Latitude to assist with locating lots and owners.

**Status of Bylaws** – Amy will get the Bylaws on the website. The board can change Bylaws with majority vote at the annual meeting. The Bylaws were approved with updates that have been approved by the membership.

**Eisenberg Property** – The quit claim deed to obtain 1.4 acres of common area in Horseback Lot 5 is still subject to clarification of deed and tax issues.

**Newsletter** – Articles for the newsletter will include minutes of the meeting and need to be out within 30 days of the meeting. Sue Kimes would like to see newsletter via email to cut costs. Ken Burgess will review the issues and send an email to the board for review.

**Stahl Meeting** – The President and General Manager met with Brian Stahl and John Vanderbloemen regarding potential plans for the former golf course tract. Mr Stahl is considering an inclusive neighborhood by the reservoir.

**Wittemyer meeting** – Ken Burgess and Chris Wittemyer met regarding his plans for a marketplace type building. The infrastructure is continuing.

**Colorado Wildfire Protection Plan** – The meeting is the second Tuesday of each month. Grants for \$10,000 and \$20,000 have been requested to provide funding for planning and a chipper.

**LIDs and Master plan bids** – The Horseback bid is \$20,000 and the South Shore bid is \$10,000. The Memo of Understanding was received. Paragraph #10 on page 2 has been debated.

**Motion:** by Tony Borean to sign the memo of understanding with Morrison Creek Water & Sanitation District and ask the water district to engage CDC for a master plan of Horseback and South Shore with paragraph 10 eliminated. Ken DePaul 2<sup>nd</sup>. All in favor.

**Bluesky Trail, LLC** – Bluesky has agreed with all changes.

**Motion:** by Tony Borean to accept the contract to do the trail master plan by Bluesky Trail, LLC. Ken DePaul 2<sup>nd</sup>.

**Friendly Amendment:** by Sue Kimes in that the company will attempt to coordinate with adjoining land owners to integrate their plans. All in favor.

**Consolidation Christopher Irons of Skyhitch I -**

**Motion:** by Ken Jones to approve the request to consolidate Skyhitch lots 27, 28 and 29 by Mandy and Christopher Irons. Ken DePaul 2<sup>nd</sup>. All in favor.

**Motion:** by Tony Borean to waive dues on the South Routt School site of \$44/year. Ken DePaul 2<sup>nd</sup>. All in favor.

**Petix road repair** – The policy is to ask for relief prior to accomplishing the work. Petix had requested funding last fall.

**Motion:** by Ken DePaul to approve \$787.94 for road repairs. Sue Kimes 2<sup>nd</sup>. All in favor.

**Charter School Funding** – tabled due to lack of representation.

**Architectural Fee** – Charges for plan review, compliance activity and construction of mailboxes was discussed. Tony Borean commented that the plans need to meet our covenants in that the structure must be in harmony with the community.

**Motion:** by Ken Jones to approve an ACC review and compliance cost of \$250 for immediate implementation to be paid to the General Manager with all plans going through the General Manager for each new residence. Ken DePaul 2<sup>nd</sup>. All in favor.

# Approved Meeting Minutes Con't

The Application for Review has been prepared and presented to the board by Tony Borean. The documents will be converted to .pdf format and placed on the website. The need for a central ACC database was discussed. A Meadowgreen lot owner has approached the ACC about duplexes because the lots are zoned HDR. The county may give approval; Tony Borean will review all duplex plans. If they are not in harmony with the neighborhood, they may not be approved.

## New Business

Annual Meeting will be held at the South Routt County High School using Kerri Littman for catering. A microphone will be procured. Business matters will be at the beginning of the meeting and presentations at the end. Public comment will be allowed for three minutes each. The board will address their role in communication, use of Common Areas, compliance and planning. The doors will open at 8:00 a.m. on Saturday, July 28, 2007 with the meeting starting at 9:00 a.m. Motions will be prepared via tele-

phone conference call prior to the meeting.

Jim Funk noted that his efforts of trying to forward the Voices of Stagecoach are slow and would like to have a meeting where someone from each subdivision is present to help review current status of events.

**Motion:** by Jim Funk to adjourn at 12:12 p.m. Frank Murphy 2<sup>nd</sup>. All in favor.

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# Stagecoach Community Wildfire Protection Plan (CWPP)

Chris Zuschlag

In January of this year local officials suggested that Stagecoach develop a CWPP. Since then officials from the Colorado Forest Service, the US Forest Service, the BLM, Oak Creek Fire, State Parks, Morrison Creek Water and local residents have been meeting monthly to develop a CWPP. A CWPP is a plan set in place by the community to help responding agencies plan an attack on a wildfire situation. During the development issues of ingress and egress, utility protection, forest fuel reduction and other community concerns were identified and addressed. It was

also made clear that without a CWPP in place the government grants were unlikely and that CWPP development was taking place nation wide.

Recently the Colorado Forest Service issued a grant based on the organizational activity and partial development of a CWPP. The grant is for enhancement of CR16 as a firebreak and for fuel reduction. We are hopeful that a second federal grant will assist us in furthering fuel reduction and the disposal of downed trees and slash.

The next meeting is June 12<sup>th</sup> at

the Stagecoach fire station starting at 7:00 PM. At this meeting the draft of the plan will be presented and gone through to make any final changes. This plan will also be able to be viewed on-line and public comment will be welcome. Please attend or review this plan. Your comments are important and need to be included!

In July the final version will be presented to the county commissioners for adoption.

## Volunteers Needed

We are working on a fuel reduction program this summer. If you are interested in helping remove slash from our forests please call Ken Burgess at 736-8382 or email him at [gm.spoa@resortbroadband.com](mailto:gm.spoa@resortbroadband.com).

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# Tax Assessments

Ken Burgess

We have received many inquiries regarding recent property tax assessments. These increases have ranged from 15-20% for residences to as much as 150% for vacant land. According to a recent article in the Steamboat Pilot (May 10<sup>th</sup> “Sticker Shock”)

“The Assessor’s Office appraises property based on nearby sales of “comparable” properties. And when you look inside the valuation statements, one trend emerges – the value of the land a building sits on is appreciating faster than the structures themselves.”

This is clearly true in Stagecoach where vacant land has appreciated anywhere between 20 and 30% per year over the past 6 or 7 years. According to the above article even homes in Steamboat have seen a 46% increase in appraised value over the past two years - much of which was the land value. But the pertinent question is, “How much will my taxes increase?”

“Even a dramatic increase in valuation doesn’t necessarily mean taxes will go up. Rising property values and new construction mean the city and county’s tax base pie is grow

ing with the tax burden spread among more owners and greater valuation. However, Kerrigan (Routt County Assessor) said it’s too soon to guess whether different categories of property owners in various taxing districts will see their bills increase.”

“Different taxing entities are limited in how much property tax revenue they can collect. They’ll set budgets this fall and adjust their mill levies to match their district’s valuation to the revenue they are allowed to collect.”

The deadline for appealing the assessment was June 1<sup>st</sup>. However, the “comparables” we reviewed seemed to indicate that, while the burden did shift toward the vacant land owners where appreciation was the greatest,

there was no particular preferential treatment.

You are encouraged to review the above article and research your area by logging onto the Routt County website [www.co.routt.us/](http://www.co.routt.us/) and clicking on the link for the Assessor’s Department.

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## STAGECOACH PROPERTY OWNERS ASSOCIATION COMPARATIVE STATEMENTS OF ASSETS AND LIABILITIES

ASSETS			
	2006	2005	Change
<b>Current Assets</b>			
Operating Funds	19,317.45	20,424.32	-5.73%
Horseback Road Funds	89,942.02	87,483.93	2.73%
South Shore Road Funds	41,649.11	40,510.85	2.73%
Morningside Road Funds	26,328.97	25,609.40	2.73%
Major Project Funds	21,843.04	21,246.09	2.73%
Subdivision Funds	268,830.72	236,404.43	12.06%
Prepaid Income Taxes	2,077.00	2,077.00	0.00%
<b>Total Current Assets</b>	<b>469,988.31</b>	<b>433,756.02</b>	<b>7.71%</b>
<b>Fixed Assets</b>			
Equipment	806.06	806.06	0.00%
Accumulated Depreciation Equipment	(773.00)	(773.00)	0.00%
Land	2,330.00	2,330.00	0.00%
<b>Total Fixed Assets</b>	<b>2,363.06</b>	<b>2,363.06</b>	<b>0.00%</b>
<b>Total Assets</b>	<b>472,351.37</b>	<b>436,119.08</b>	<b>7.67%</b>
LIABILITIES AND MEMBER'S EQUITY			
<b>Current Liabilities</b>			
Accounts Payable	2,000.00	285.02	85.75%
<b>Total Current Liabilities</b>	<b>2,000.00</b>	<b>285.02</b>	<b>85.75%</b>
<b>Member's Equity</b>			
Member's Equity - Major Projects	21,843.04	21,246.09	2.73%
Member's Equity - South Shore Roads	41,649.11	40,510.85	2.73%
Member's Equity - Morningside Roads	26,328.97	25,609.40	2.73%
Member's Equity - Horseback Roads	89,942.02	87,483.93	2.73%
Member's Equity - Subdivisions	268,830.72	236,404.43	12.06%
Member's Equity - Unrestricted	21,757.51	24,579.36	-12.97%
<b>Total Member's Equity</b>	<b>470,351.37</b>	<b>435,834.06</b>	<b>7.34%</b>
<b>Total Liabilities and Member's Equity</b>	<b>472,351.37</b>	<b>436,119.08</b>	<b>7.67%</b>

## STAGECOACH PROPERTY OWNERS ASSOCIATION COMPARATIVE STATEMENTS OF REVENUES AND EXPENSES FISCAL YEARS ENDED 2005 AND 2006

REVENUES			
	2006	2005	Change
<b>Revenues</b>			
Member assessments - Operations	61,286.00	62,038.00	-1.23%
Member assessments - Major Projects	30,721.00	32,290.00	-5.11%
<b>Total Revenues from Members</b>	<b>92,007.00</b>	<b>94,328.00</b>	<b>-2.52%</b>
<b>Other Revenues</b>			
Interest Income	12,494.00	8,217.00	34.23%
Interest Income - Accounts Receivable	1,266.00	762.00	39.81%
Other Income	1,116.00	438.00	60.75%
Collection/Estoppel Fees Received	8,926.00	5,580.00	37.49%
<b>Total Other Revenues</b>	<b>23,802.00</b>	<b>14,997.00</b>	<b>36.99%</b>
<b>Total All Revenues</b>	<b>115,809.00</b>	<b>109,325.00</b>	<b>5.60%</b>
EXPENSES			
<b>Operating Expenses</b>			
Accounting	15,050.00	12,720.00	15.48%
Accounting Review (2006 paid in 2007)	2,500.00	1,800.00	28.00%
Advertising and Promotion	216.00	423.00	-95.83%
Bank Charges	88.00	235.00	-167.05%
Contract Labor	720.00	2,443.00	-239.31%
Directors Fees	1,500.00	1,650.00	-10.00%
Donations	175.00	400.00	-128.57%
Insurance - Business	1,723.00	3,036.00	-76.20%
Legal / Professional Fees and Penalties	3,810.00	12,426.00	-226.14%
Lien Expense	173.00	175.00	-1.16%
Maintenance/Depreciation/Utilities/Misc	23,190.00	3,171.00	86.33%
Meeting Expense	959.00	779.00	18.77%
Meeting Expense - Annual	4,243.00	3,730.00	12.09%
Newsletter	6,957.00	3,287.00	52.75%
Office Expense	1,522.00	4,495.00	-195.34%
Office Manager	8,961.00	5,721.00	36.16%
Office Supplies	552.00	366.00	33.70%
Office Support / Estoppels	3,230.00	2,260.00	30.03%
Postage	2,144.00	2,190.00	-2.15%
Subdivision Expense	5,212.00	60,628.00	-1063.24%
Taxes - Real Estate	139.00	58.00	58.27%
Taxes - Income	786.00	763.00	2.93%
Telephone	405.00	474.00	-17.04%
Travel	300.00	225.00	25.00%
<b>Total Operating Expenses</b>	<b>84,555.00</b>	<b>123,455.00</b>	<b>-46.01%</b>
<b>Net Income (Expense)</b>	<b>31,254.00</b>	<b>(14,130.00)</b>	<b>145.21%</b>

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### 3 Year Term 2005-2008

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### 3 Year Term 2006-2009

**Sue Kimes (President)**

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