

STAGECOACH PROPERTY OWNERS ASSOCIATION

PO Box 774845, Steamboat Springs, CO 80477

July 6, 2013

RECORD OF PROCEEDINGS

The general membership of the Stagecoach Property Owners Association (SPOA) met on Saturday, July 6, 2013 at the Stagecoach Fire Station for their regularly scheduled quarterly meeting.

Members Present: Tom Watts (President), Skip Moyer, Mike Koponen, Dave Hackett, Arthur Fine, Robert Skorkowsky and Ann Holmes (Secretary)

Staff Present: Ken Burgess (General Manager), Corky Fisher (Project Manager)

Also Present: Donald Alperti

Tom Watts called the meeting to order at 9:02am.

Ratification of 4/6/13 BOD Minutes Email Approval

Motion: Ann made a motion to accept the 4/6/13 meeting minutes as approved in a previous email. Skip seconded and the motion passed.

Budget - Ken Burgess

Ken distributed the quarterly (through June) recap of the budget and reviewed restricted fund commitments and unrestricted funds.

Bus Turnaround - Tom Watts

Per Tom's request, Corky has bid out constructing slabs (no fixtures) for a future building. The bids came in at approximately \$4 thousand, \$10 thousand, \$9.6 thousand per design (Corky believes the first bid is inaccurate based on the cost of concrete). Tom spoke about the challenges due to the drainage issues on the site. Ken noted that mailboxes cost approximately \$1.4 thousand for a cluster. Tom asked for approval of \$8 thousand for building the slab for mailboxes and possible building in the future. Skip noted that about \$40 thousand has already been spent on this project (plans, lease, etc.). Robert clarified that when the project started there were subdivision funds. His opinion is that Stagecoach can realize some value in what has already been spent by doing something. Tom responded to Skip's question about any survey results from South Shore residents about mailboxes-II responses with 7 wanting cluster mailboxes. Mike asked about just building a slab for mailboxes and not a structure. Skip asked about maintenance. Tom said he would be willing to pay for plowing. Tom also noted that the park is concerned that nothing has been done on the lot (it is owned by the park). There has also been talk about making that spot a memorial space for Asher. Under the current lease with the park, SPOA could only

build mailboxes and structure. Robert noted that there are many homes that would benefit from building in the space and that the South Shore community could use something to be happy about. Skip is looking at the cost of the project including what has already been spent and it is a big number. Tom reminded the group that the South Shore project started back in 2006/07.

Motion: Dave made a motion to approve up to \$7,800 to build a foundation and put in two mailbox clusters. These would be the last funds from the general budget for this project. Robert seconded the motion.

Robert suggests that the motion be amended to be a simple financial cap and thus leaving the details to the project manager.

Motion: Robert made a motion to amend to motion to: "approve up to \$7,800 as a final contribution from the general budget for this project." Tom seconded.

Robert noted that this amended motion gives the South Shore residents some flexibility. Tom noted that the motion should include the requirement of cluster mailboxes. Robert and Tom then agreed to remove the amendment.

Dave called for a vote. A vote was taken on the original motion. The motion passed with two opposing, Art and Skip.

Ken noted that ARC should be notified of any activity.

Slash Piles

Tom and Robert reported that there are 262 piles left to burn (SOO were burned last Fall). This only includes logging operation piles, not individual owner piles. There may be opportunities to realize some cost benefits for those individuals who have their own piles. Dave and Mike asked that Larry look at the areas where things may have been missed. Tom asked about piles that are inaccessible to fire trucks. Robert and Dave noted that if there is snow, there is no requirement for fire truck backup. Ultimately it is the fire chief's decision. Tom then asked about large logs in the piles. Robert noted that another grant is due in mid-July and he is considering adding grinder (leasing a grinder) to the grant request in place of always burning. Robert noted that if the grant does not get accepted, the large logs would be pulled out for individuals to collect for firewood. Robert noted that time is critical... burning should be done only in a bunch of snow during the wet season. Robert will work with the fire chief. Tom noted that it is not acceptable to leave big logs out in common areas to decay. Corky noted some of the problems that occurred during the previous burning operations. Robert is going to spend the already approved \$2.5 thousand to consolidate piles. He noted that there is time and the grant could make a big difference in what can be done. Ken noted that the grant's priority is cutting more dead trees. The grant approval or disapproval is due in August. The matter will be revisited after SPOA knows about the grant.

Skip asked that Ken talk to Mr. Keller and other private individuals who are adding to the burn piles. It has been allowed to this point. Robert noted that SPOA should offer this service to

individuals but only in designated areas. Dave noted that professional loggers should not be allowed to add to those piles unless they give funds for burning.

3rd Nominating Committee Members

Tom and Ken noted that there needs to be a 3rd nominating committee member for Corky and Robert's committee.

Motion: Tom made a motion to make Don Alperti the 3rd nominating committee member. Don agreed, Ann seconded the motion and the motion passed.

ARC Status

Skip reported that ARC has been very active. He noted that ARC was able to recover a significant amount of back dues. He also reported that ARC has been focusing on issues with individual property/home owners. Complaints from realtors and SPOA members come into Corky and ARC. ARC is focusing on these types of issues (i.e. Mr. Kreissig and Mr. Kidder). He went into details about the situation with Mr. Kidder and an earlier discussion about SPOA offering to purchase the property. Corky and Skip noted that if SPOA purchases the property SPOA could be responsible for about \$10 thousand (purchase price, back taxes, structure removal, etc.). Tom asked about the tax sale on the property-a sale is in the works. Everyone agreed that the sale to another individual would be the best situation. There is an August deadline for this property.

Skip then spoke about horses on private property Skip noted that ARC is concerned with consistency in enforcing covenants. Tom would like to be involved in discussions about horses and common areas.

Skip then spoke about ARC policies. He is developing a reference book for ARC on dealing with common issues (i.e. generators, water/sanitation, camping, dumping, etc.). For example, ARC spent time discussing mirroring the Routt County 3-year building policies. Skip asked for comments or changes. There were discussions on each item in the draft. Ken asked that there be a list of where people need to go to get answers to questions about things like water and electric. Dave warned about making policies on things that are under the jurisdiction of other entities like water districts. Tom clarified that SPOA policies should focus on construction and use terms like "pursuant to the requirements of Morrison Creek Water District ... "

Vote: Tom called for a vote on posting in the newsletter the proposed ARC policies on water and sanitation as amended.

Maximum Time to Build - The general feeling is that the policy should include something stated to address the maximum time a structure can be under construction. It should be tied to a valid construction permit.

Vote: Tom called for a vote on posting in the newsletter the proposed ARC policies on maximum building time as amended. The vote was approved with Dave opposing.

Motion: Tom made a motion to rescind the prior approval to accept changes to the maximum time section of the proposed policy. Robert seconded and the motion was approved.

Skip started a discussion about the section about camping. Tom noted that there is a policy in place about camping. Mike suggested that it be noted in the newsletter why these policies are being recommended (i.e. there have been people camping or squatting for months). There was a discussion about "enforcement." It is the intention to send someone like Corky out to notify and then have ARC use diplomacy and then enforcement when needed.

Vote: Tom called for a vote on posting in the newsletter the proposed ARC policies on camping on vacant lot as amended. It was approved with Robert and Dave opposing.

Vote: Dave called for a vote on posting in the newsletter the proposed ARC policies on trash as amended. The vote was approved unanimously.

Motion: Skip moved to approve the beetle kill tree logging notice that was published in the last newsletter. Tom seconded. The motion was approved.

Public Comment

Don commented that Eagles Watch has bus shelter it wants to remove. Don will keep the board informed about the removal of the shelter and what happens to the land. Don also noted that the Stagecoach master plan has not been revised for too long. He recommends that the SPOA board approach the county.

Covenant Amendment

Tom reported that in general, the approvals are above the disapproval but that the total votes are small. Still, approximately 1.4 thousand approvals are required to directly approve the amendments. So, Tom is recommending that SPOA go through the court process. That process requires a 900-person approval. This may require board members to do some outreach and get more people to vote. Dave recommends not considering this any further until after the annual meeting. Ann noted that SPOA could appoint a chairman today so SPOA could get information about costs and etc. She also recommends adding the covenant amendment discussion to the annual meeting agenda.

Tom reminded the group that this covenant amendment is an honest attempt to make positive changes. Even though the amendment is already out there, there is always time to express doubts and make sure the change is implemented correctly. Ann noted that there are forms for the annual meeting that were submitted incorrectly and she will be calling those people.

Robert left the meeting.

Motion: Dave had made a motion to develop and approve a subcommittee with Tom Watts as chairman to develop alternatives for advancing amendments to the covenants. Skip seconded the motion. The motion was approved.

Change to the Dues

Tom asked SPOA to vote on the change of the annual dues due date. Dave asked about implementation. He wondered if a billing for September 2013 - Feb 2014, and then a second bill for March 2014 - September 2014 might be easier for members. Ken noted that the bills have gone out in February for the September-August, so technically everyone was in arrears for 6 months. It was noted that there should be an explanation during the annual meeting.

Motion: Ann made a motion to change the previously published dues date from February 1 to September 1 to correspond to the fiscal year. Dave seconded the motion. The motion was approved unanimously.

Approval of Revised Governance Policy Section V

The Colorado legislature has put this out. Ken distributed the report and noted in red and blue the changes and tasks. Tom and Ken asked board members to review the document and discuss it via email. Ken also noted that the revisions require a General Manager to be approved by the Real Estate Board and that he will not continue as General Manager around that time anyway.

Southern Lot Owner Survey

Skip distributed a draft of a survey that could be distributed to Southern Lot Owners so the SPOA board could get a better understanding of the desires of the lot owners. Skip asked about sending it out during the annual meeting. A Google survey could follow.

Motion: Tom moved to present the members attending the annual meeting with a survey prepared by Skip Moyer and publish the results. Mike amended the motion to include an online follow-up survey to the membership with published results. Tom agreed to Mike's amendment. Mike seconded the motion. Dave made an amendment to add a purpose statement at the beginning of the survey similar to: "the purpose of this survey is to assist the board in determining the priorities for SPOA." Tom and Mike agreed to the amendment. A vote was taken on the motion as amended. The motion passed unanimously.

Additional Comments

Mike commented that during the annual meeting, there should be an explanation about what involvement SPOA has in road development. Robert is scheduled to address roads so Mike will work with Robert. Tom recommended that both Robert and Mike address roads together during the annual meeting.

Corky asked about reseeded after burn piles. Ken noted that there are still some funds available. Corky commented about the success of Stampede Way repair.

Skip described a devise that could help SPOA identify property and owners.

Motion: Skip made a motion for SPOA to approve up to \$50U to purchase a GP~ and an application that identifies each lot and its owner. Art seconded and the motion passed.

The meeting moved into executive committee at 12:45pm.

The meeting was adjourned at 1:06pm.