

# STAGECOACH PROPERTY OWNER'S ASSOCIATION

PO Box 774845, Steamboat Springs, CO 80477

## RECORD OF PROCEEDINGS

The Board of Directors of the Stagecoach Property Owner's Association met on Saturday, July 24, 2010, immediately after the conclusion of the annual membership meeting at SOROCO H.S.

**Present:** Don Alperti, Ken Jones, Ann Holmes, Tom Watts, Tonja Elkins, Frank Murphy, Sue Kimes, and Amy Kopischke.

**Also Present:** General Manager Ken Burgess and property owner Tony Stich.

Vice President Tom Watts called the meeting to order at 1:20 p.m.

### Nomination and Election of Officers

**Motion:** Made by Amy Kopischke, second by Ken Jones, to nominate Sue Kimes as president for the 2011-12 fiscal year. All in favor and accepted by acclamation.

President Sue Kimes asked if the other outgoing officers were willing to continue to serve and they agreed; Tom Watts will be Vice President; Ann Holmes, Secretary; and Ken Jones, Treasurer. Accepted by the board by acclamation.

### Past President Comments

Outgoing President Don Alperti explained that he felt there needed to be more separation between his other rolls; he is a member of the Routt County Planning Commission and also serves on the Morrison Creek Water District Board. That is why he did not want to continue as president of the SPOA board. He also commented that the Song Mountain PUD had requested a 7-year extension, but that he did not think the county would approve that.

### Approval of Minutes

**Motion:** by Tom Watts, 2<sup>nd</sup> by Don Alperti, all in favor: to approve the Board minutes from the April 17, 2010, Board of Directors meeting, as found in the Board members' packets.

### Financial

**Motion:** Treasurer Ken Jones, 2<sup>nd</sup> by Frank Murphy, to approve the Check Register for the period April through June 2010 as contained in Board members' packets. All in favor.

### ARC Report

Ken Burgess updated the board members on the status of outstanding CC&R violations:

- Ken sent a Notice of Violation to Eldridges in Coyote Run regarding an unauthorized fence.
- The Krause Property with its numerous violations (trash, abandon cars, chickens, etc.) has foreclosure pending. SPOA had previously sent a notice of violation and will now notify the bank of the problems.
- The ARC recommended Ken sending a notice of violation to the Carr Property concerning their horses.
- The ARC has approved two requests for building modifications.

**Motion:** by Don Alperti, 2<sup>nd</sup> by Tom Watts, to add a seventh member to the ARC: Erica Swissler, an architect. All in favor. This was to make the ARC have an odd number of members to prevent any ties in voting.

### Manager's Report and Old Business

#### South Shore Funding

Ken reported that all the funds previously approved for the South Shore entry common area (mailbox cluster/recycle) engineering and planning studies had been spent. The newly identified site for this amenity is approximately 160 ft by 40 ft of very flat land across CR18A from the original site. The original site was way too varied in elevation to be usable.

**Motion:** by Tom Watts, 2<sup>nd</sup> by Tonja Elkins, to authorize not to exceed \$2,000 of South Shore reserve funds for an engineer to develop a site plan for this project and sublease from the park. All in favor.

#### Dues Notices

Ken reported that 400 lots had not paid dues and he told the board he would send official notices to those property owners.

#### Trails

Amy Kopischke and Ken Burgess updated the board on Nordic trail design estimates they had received.

**Motion:** by Tom Watts, 2<sup>nd</sup> by Sue Kimes, as amended by Ken Jones: To approve up to \$2,000, with an additional \$2,000 if needed with approval of the president, of major project funds for hiring Johnny Spillane to stake trails with permanent flags for the Nordic trails. All in favor.

The board felt that better cost estimates were needed before design work and development of summer-use trails would be approved.

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### Transfer of Development Rights (TDRs)

Tom Watts distributed copies of the letter he wrote to the Routt County Commissioners regarding the potential use of TDRs in Stagecoach. A copy of this letter attached.

### **New Business**

Following up on a comment made by Craig Preston of Stagecoach State Park, Tonja Elkins requested that the SPOA board start a "Friends of Stagecoach State Park" group. This committee would help with such things as an ice rink in the Elk Run (near South Shore entrance) boat ramp area, winter tubing, fireworks, and possibly the development of a swim beach on "our" side of the lake.

**Motion:** by Tonja Elkins 2<sup>nd</sup> by Ann Holmes: SPOA will form a committee to work with the Park staff to help form a "Friends of Stagecoach State Park." All in favor. This group would be separate from SPOA and Tonja agreed to head it up initially.

### **New Business**

#### **Tony Stich on Property Tax Abatement**

Horseback property owner Tony Stich updated the board of his progress on property tax valuation. He said he had 50 property owners sign up for his group and 30 of them will take their revaluation concerns to the state. Five property owners had received abatements from the county. He said he had talked to the Routt County assessor about some of the issues. For example, a vacant lot in Horseback was assessed at \$70,000 for tax purposes had recently sold for \$18,000.

### **Adjournment**

**Motion:** By Tom Watts, 2<sup>nd</sup> by Don Alperti, all in favor, to adjourn at 2:55 p.m. The next meeting will be Saturday, October 2, 2010, at the Stagecoach Fire Station.