



Express

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Fall 2010

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Published by:

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Created by: Ann Holmes



Upper Yampa Water Conservancy District's project to add 4 feet to the dam at Stagecoach required lowering the lake level about 15 feet. Mowing the acreage to be underwater is underway as well as creating a new wetland area over on CR14 near Lakeside Lane. The project is on schedule to be completed by November 30, 2010.

Message from the President: Sue Kimes

Well, after another successful annual meeting we had our quarterly meeting to elect officers. Someone nominated Don Alperti. Don felt he had to decline due to his positions on other various boards. So someone else nominated Tom Watts. Tom felt he had to decline as he didn't feel he could serve the association and its members adequately as a part time resident. And then someone nominated me. Sigh. So here's the deal. I truly enjoyed serving as President previously.

But it is, to put it mildly, a time consuming, somewhat thankless, job at which the buck does indeed stop. I had (very) mixed feelings about whether I was the best person to take back these responsibilities. That said, I accepted with the caveat that it would be "temporary" as an "interim" president until someone else felt they were up to the job. I will do my level best to fulfill the duties of President until such a person should

emerge.

Some folks walked a portion of the proposed trail that the Trails Committee flagged this summer on our common area. Amy Kopischke headed up that effort and we are excited to announce that Johnny Spillane has been recruited to help mark the potential future cross country trail along the same corridors.

Also at our quarterly meeting we discussed how to use the internet to better help us hear from you. We are currently researching using an online survey to get a better understanding of which covenant issues you feel need to be addressed the most. We also are looking into online voting so that we can reduce mailings and give more people the chance to "vote" at the annual meeting without using hard copy proxies.

That's it for now. Have a happy, healthy fall!

Sue Kimes, Interim President, SPOA

Manager's Report

By Ken Burgess

Board Members and Officers

The makeup of the Board of Directors remains the same with all incumbents voted back in. Our officers this year include Sue Kimes as President (her third year at the Presidency). The Vice President – Tom Watts, Treasurer - Ken Jones and Secretary - Ann Holmes continue in their respective roles.

Covenant Votes

Although a quorum was not achieved, the membership did vote by ballot for the proposed covenant changes by a significant margin. This was the first step in a process to try to change covenants which were locked in 40 years ago. In that process a vote and a discussion are required prior to a second vote and approach to the District Court.

There were questions from the floor at the Annual Meeting that suggest that additional public meetings or a "pro/con" publication to the membership would be worthwhile prior to a second vote. A second vote reduces the quorum required to half of that originally required. A plurality is still required before the District Court can be approached. None of this is inexpensive but the desire to find a mechanism for changing covenants is demonstrably strong. The Board of Directors will review these issues.

DSL

We continue to work with Qwest on the extension of DSL in the southern divisions. The next level of extension in the Horseback, Blackhorse and Skyhitch areas appears to be on the near horizon – probably in October. When ready, Qwest will be leaving information on your door handle. Again, our thanks to Karen and Corky in Blackhorse.

Email Solicitation

We have 650 email addresses at this time and are receiving more each day. Please email me at gmspoa@zirkel.us to sign up. The members save some \$8,000 per year by using email for newsletters. We hope to expand usage in the future for messages to specific member interest groups.

Tiger Grant Application

The Tiger Grant for improving CR14 from the reservoir to CR131 enroute to Steamboat has been resubmitted by the County. A great deal of work has gone into this second application and, if there is sufficient funding, we have a good chance getting CR14 improved.

Reservoir Progress

The project is on schedule and progressing smoothly. According to Engineer Andy Rossi the drawdown of the reservoir level will proceed more slowly but be complete by the end of the month along with work on the wetlands. Demolition of the dam cap is almost complete and the concrete pour should be done by the end of October.

Rossi indicated that they are sensitive to the rock hauling through South Shore to protect the shoreline toward the dam. Water has been deployed to control dust and they expect the rock work to be complete by the end of October.

Loose dogs

Loose dogs continue to be an issue for residents, especially those walking with small children. Three dogs running together can be a very frightening image. Please control your animals.

Real Estate Corner

By Stephanie Fairchild

The following is an update on what is happening in the real estate market in Stagecoach. All information reported comes from the local MLS (Multiple Listing Service) from Jan 1 – Sept 21, 2010. In this timeframe, there were 10 residential sales including 1 townhome and 9 single family homes. 7 were bank owned and 1 was a short sale. Prices ranged from \$159,900 for a bank owned townhome to \$428,000 for a single family home (which was not bank owned or in short sale.) The MLS currently shows 5 residential properties under contract, including one bank owned townhome and 3 bank owned houses. There are 53 active listings for residential properties.

Regarding activity for vacant land during the same time frame, there were 8 sales ranging in price from \$7,500 for 0.92 acres in High Cross to \$195,200 for 5 acres in Bushy Creek Meadows. The MLS reports 1 parcel of land (a bank owned parcel of 39.9 acres) that is currently under contract, plus another 213 active listings for vacant land.

The increase of distressed properties and foreclosures is impacting values in the area. Some buyers are able to take advantage of these extremely low prices and interest rates, and are still getting very good deals even when you factor in the costs of fixing up the distressed properties. These types of transactions are getting the most attention right now and I suspect that over the winter the bank owned properties will be the ones to sell first because they will be competing with each other with lower and lower prices. Of course that remains to be seen so look for another update in the next issue of the newsletter.

On a bit of a more positive note, activity in the Mt. Werner area seems to be on the rise which leads the Stagecoach real estate action. For more specific information, contact your Realtor.

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Trails Update

By Amy Kopischke

The southern divisions of Stagecoach have hundreds of acres of common land which SPOA is tasked with managing. This summer we began to identify trail corridors based on these common areas and began to flag out a couple of loops to begin the process of creating recreational trails for the members.

The proposed trail corridors connect through the common land parcels in the High Cross, Sky Hitch, and South Station neighborhoods in the southern division of Stagecoach. We are working on creating a system that will accommodate Nordic skiing in the winter and hiking, biking, and a nature trail in the summer. The parking and all access for these trails is just off Stirrup Way in Sky Hitch.

In the coming fall months we have plans to stake the Nordic loops. We will use markers which will be tall enough and sturdy enough to be used as guides for trail grooming all winter. We will also be flagging the trails which will be used in summer, although we will not be doing any ground work on those this year.

Maps of the proposed corridors are available on the website <http://stage-coach.com/>

Please stay tuned for further details.

State Park says Thank You

The staff at Stagecoach State Park would like to thank those who attended the 2010 Annual SPOA meeting for their suggestions and support.

At the meeting, Park Manager Craig Preston spoke about the need for a volunteer club that supports Park stewardship, called a "Friends Group." This "Friends Group" is in the early planning stages and updates will be available in spring 2011. All Stagecoach property owners and anyone interested will be welcomed to participate in this volunteer group.

Park Staff would also like to say "thank you" for your continued patience through the Upper Yampa Water Conservancy's construction project at the park. Trail closures, boat ramp closures, beach closures, and a low water level are some of the inconveniences park visitors have experienced. Staying out of fenced construction areas, and abiding by park regulations have helped the contractors stay on schedule and completion of this great big project is planned for November 30, 2010.

Next year the surface acreage of the reservoir will increase from 780 surface acres to 830. A new wetlands habitat on the Lake View Trail along CR 14, an improved swim beach, and a larger area of water to fish or recreate are a few of the things to look forward to.

Once again, thank you for your support, continued patience, and connection with Stagecoach State Park.

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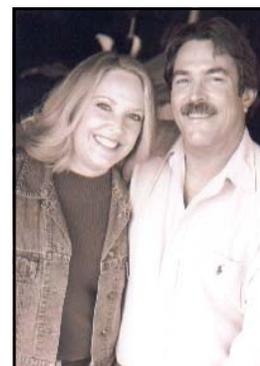
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Approved April 17, 2010, Board Meeting Minutes

The Board of Directors of the Stagecoach Property Owners Association met on Saturday, April 17, 2010, at the Stagecoach Fire Station for their regularly scheduled quarterly meeting.

Present: President Don Alperti, Ann Holmes, Tom Watts, Frank Murphy, Stephanie Fairchild, Sue Kimes, and Amy Kopischke.

Also Present: General Manager Ken Burgess; property owners Tony Stich, Mike Ratliff, Art Fine, and Bob Woodmansee, and Kevin McBride of the Upper Yampa Water Conservation District.

Don Alperti called the meeting to order at 9:05 a.m.

Approval of Minutes

Motion: by Sue Kimes, 2nd by Amy Kopischke, all in favor: to approve the Board minutes from the January 16, 2010, Board of Directors meeting, as presented by Secretary Ann Holmes.

Financial

Motion: In the absence of Treasurer Ken Jones, Ken Burgess requested approval of the January through March 2010 check register as contained in Board members' email packets. Tom Watts made the motion, 2nd by Frank Murphy, all in favor. Ken Burgess explained that Ken Jones was absent because they had just sold their house in Denver.

Raising Stagecoach Reservoir Plans

Kevin McBride, general manager of UYWCD, discussed in much detail the district's plans to raise Stagecoach water level by four feet this summer. He said final approvals were due any day from Army Corps of Engineers in Washington and that the bid proposals were in process, and construction would take place this summer of 2010.

Tony Stich on Property Taxes

Another guest attendee at the meeting, Tony Stich, who owns lots in Horseback, outlined steps necessary for anyone to challenge his property tax assessment in Routt County. After his report, Tom Watts made the suggestion that Tony should write these procedures and ideas as an op-ed article for the next issue of the Stagecoach Express. Amy Kopischke 2nd the motion, all in favor.

South Shore Parcel B Report

Tom Watts and Stephanie Fairchild reported that the lease was not signed at the February meeting of the UYWCD, and the use of this parcel for mailbox clusters, parking and bus turnaround was on hold.

Manager's Report and Old Business

Ken Burgess reported on a number of outstanding issues from previous board meetings. These included:

1) Although Routt County has not yet received any federal reinvestment monies for CR14 improvement the county commissioners are proceeding with acquisition of right of way to widen the road. This involves dealings with some 44 property owners along the roughly 5-mile stretch of CR14 (from CO 131 to Henderson Park Road).

2) The unapproved fence in Red Hawk Village has been taken down.

3) Qwest would need 40 homes minimum from the "southern subdivisions" (out of roughly 70 homes total) willing to sign up for DSL before Qwest would install it.

4) Libby Miller from Colorado Department of Wildlife had submitted a couple of CDOW signs about lion and bears she

would like to put up near all cluster mail box units (CBUs). This discussion resulted in the board requesting Ken to investigate the costs of erecting a community bulletin board, probably near the newspaper boxes at the intersection of CR16 and CR212.

5) Motion: Ann Holmes moved to approve the catering proposal from Karrie's Katering for the July 24, 2010, annual meeting, 2nd by Stephanie, all in favor.

6) Ken said that Routt County has announced that they have a partnership with VPSI, Inc. to provide daily vanpool service from Stagecoach to Steamboat. Details would be in the next issue of the Stagecoach Express.

7) SPOA has received a recommendation from its attorney, Sally Claassen, regarding a change to our Governance Policies, specifically in paragraph 4, section IV, regarding fines imposed by the SPOA Board:

Should the alleged Violation not be cured in the manner and by the date set forth in the letter to the Member, then a second letter shall be sent informing the Member that fines and costs per the Governance Policies shall be imposed unless within 14 days of the date of the letter, the Member requests in writing a hearing before the Rules Committee. If the Member does not request a hearing; or if following hearing, it is determined that a violation has occurred, the Rules Committee has the authority to levy fines, charges, attorney's fees and other monies, and to take such other action as is authorized by the Governing Documents and Colorado law. If the Board is sitting as the Rules Committee, the hearing shall be held at the next regularly scheduled board meeting if at least 14 days after notice of hearing, or at a special time as set by the Board. If there is a separate Rules Committee, the hearing shall be held not less than 14 and not more than 45 days from notice.

Motion: By Amy Kopischke, 2nd by Frank Murphy, to change our Governance Policies as recommended by our attorney, Sally Claassen.

8) Ken Burgess wanted to revisit the SPOA dues increase issue and turned the discussion over to Tom Watts who was not at the January Board meeting when it was decided not to request this change with a special meeting as had been done the past two years. Tom was in favor of keeping this issue in front of members, keeping it alive, and "we need to do some planning and education for all SPOA members." He suggested we come up with a list of specifics, "change our marketing—for \$51 per year, we will do: 1..., 2..., 3..." These ideas will be used in the future when a dues increase is put before members again.

New Business

Nordic Trails

Don Alperti next introduced the other guests at the meeting: Art Fine, Mike Ratliff and Bob Woodmansee, some of whom with Ken Burgess had toured several common areas in the "southern subdivisions" with Olympian Johnny Spillane in a snowstorm. They were excited that Johnny saw the potential for a wintertime crosscountry ski trail system there. With Ken Burgess as their spokesperson, he went on to describe how there is potentially 500-600 acres of mostly common area that also could be used for biking and hiking trails in the summer time. There is even an existing yurt on about 5 acres that is for sale that could be used as a warming hut, according to Ken.

Motion: made by Tom Watts, 2nd by Sue Kimes, all in favor: to appoint a committee of SPOA and non-SPOA land owners to

April Board Minutes (continued)

study and investigate such a Nordic trail system and report back by the next board meeting, hopefully with some ideas about how to finance this project. SPOA members who volunteered for this committee are Amy Kopischke, Sue Kimes, and Art Fine. Others who have expressed interest include Janet Penebaker and Steve Colby.

Transfer Development Rights Potential

Motion: Tom Watts moved that we authorize the vice president to write to the county commissioners requesting that the regulations promulgated with respect to transfer development rights specify the southern subdivisions of Stagecoach as potential "sending areas." It was seconded by Amy Kopischke, all in favor. Copies of this letter are available from the SPOA office.

Executive Session at 11:29 a.m.

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

Motion: by Frank Murphy, 2nd by Sue Kimes, all in favor, to return from executive session at 11:53 a.m.

Lessons Learned

Motion: by Tom Watts, 2nd by Frank Murphy, all in favor, to have Tom Watts write an article for the next newsletter about the lessons learned from the recent arbitration.

Motion: by Frank Murphy, 2nd by Tom Watts, all in favor: to add two additional people to the ARC, Dan Pichiotino and Matt Carey. This will bring the ARC membership up to 6.

Motion: by Tom Watts, 2nd by Stephanie Fairchild, all in favor: that we authorize the President to make appointments to fill any vacancies which may occur on the Architectural Review Committee, subject to ratification of those appointments at the next regularly schedule meeting of the Board of Directors.

Motion: by Tom Watts, 2nd Sue Kimes, all in favor: that we adopt the following policy: "To the extent that resources are available, and pursuant to the enforcement priorities established by the Board, the Directors of the Association will take action to eliminate or correct violations of the Stagecoach covenants."

Covenants Review

Motion: by Tom Watts, 2nd by Sue Kimes, all in favor: that we authorize the President to appoint a committee of SPOA members to review and recommend not more than 5 amendments to the SPOA covenants, which amendments shall be presented to the SPOA membership for ratification; and that we further authorize the President and the General Manager to implement such procedures as they deem appropriate for bringing the proposed amendments to a vote in a timely fashion; and that we further authorize the expenditure from general funds of up to \$2k for mailing or other costs, and up to \$2k for attorney's fees.

Tom Watts, Don Alperti, and Amy Kopischke were appointed to this committee. It was discussed how the covenant and ARC guidelines as discussed at the January 2009 Board meeting, and subsequently published in the spring 2009 newsletter would form the basis for these suggested CC&R changes. The CC&R change ballot would be sent out with the annual meeting and proxy request and would have a return date prior to the annual meeting. The current CC&Rs require two-thirds of members to approve any change. None of the proposed guidelines as published over a year ago had generated any discussion and some of the recommended changes were of a "housekeeping" or editorial consistency nature.

Motion: by Tom Watts, 2nd by Sue Kimes, all in favor: That the ARC guidelines as published in 2009 would form the basis of the recommended CC&R changes requested. This was amended by Tom Watts, 2nd by Stephanie Fairchild to delete the dwelling size limitation.

President's Comments

Don Alperti expressed satisfaction that the SPOA board has become the voice of Stagecoach. "Our perception by the county, Morrison Creek Water, and Upper Yampa Water District is 200 percent better than it was a few years ago," he said. Maybe we should put all the CC&Rs and other relevant guidelines into a "Welcome to Stagecoach" booklet. We have time now with the decrease in development activity to do something like this. This information is currently available on our website, www.stagecoach.com, Amy Kopischke pointed out.

Adjournment

Motion: By Stephanie Fairchild, 2nd by Tom Watts, all in favor, to adjourn at 12:23 p.m. The next meeting will be Saturday afternoon after the conclusion of the annual membership meeting on July 24, 2010, at SOROCO High School.

Oak Creek Restaurants

Oak Creek, our nearest town and the location of Stagecoach's post office, is lucky enough to have a number of good restaurants. With the coming winter weather, it is a lot easier to drive into Oak Creek for a dinner out than having to go all the way to Steamboat.

Below is the list of existing Oak Creek restaurants and their specialties. Let's support our local merchants. For more information, the restaurant phone numbers are in the Steamboat phonebook.

- **Chelsea's Restaurant**, 116 E. Main - Szechuan & Chinese cuisine
- **Colorado Bar & Grill**, 100 E. Main - Mexican, steaks, burgers
- **Dino's Deli at the Oak Creek Sinclair** - 312 Myers, Sandwiches & fry menu
- **Fortunes**, 216 W. Main - Subs & pizza
- **Mugshot**, 116 W. Main - Bakery & coffee shop
- **The Oak**, 112 W. Main - Classic American comfort food
- **Rachel's Smoken' Café** - SWC Bell & Nancy Crawford Blvd, BBQ & home cooking
- **Shorty's Restaurant**, 107 Moffat Avenue - Family restaurant, pizza, burgers, steaks
- **Sumateras**, 111 W. Main - Indonesian, Vietnamese, Thai

Approved Minutes of July 2009* Annual Meeting

**Note: Minutes are not published until approved and these minutes were approved at the July 2010 annual membership meeting.*

The general membership of the Stagecoach Property Owners Association (the "Association") met on Saturday, July 25, 2009, at SOROCO High School in Oak Creek, Colorado, for the annual meeting of the general membership.

Board Present: Don Alperti, President; Ken Jones, Treasurer; Tonja Elkins, Sue Kimes, Amy Kopischke, Frank Murphy, Tom Watts. Also: Ken Burgess, General Manager.

Don Alperti called the meeting to order at 9:26 a.m.

Motion: by Amy Kopischke. To approve the 2008 General Membership Meeting Minutes. Ken Burgess 2nd. All in favor.

President's Report

Don Alperti noted that Stagecoach has a number of issues that could impact everyone who owns property in the area and advised owners to pay attention to them.

The proposed Song Mountain development has been characterized as the largest development in Routt County. It was tabled at a previous county planning meeting and is to be reviewed for approval by the County Commissioners on August 25, 2009. This development proposes 366 dwelling units around the area know as Woodchuck Mountain.

The Planning Department and planner Ellen Hoj is working on revising the Stagecoach Community Area Plan which will be presented later in the meeting.

The Morrison Creek Water District is looking at amending its Vault Agreement with the County to lower the number of allowable vaults from 595 to 30. A discussion regarding this will take place later in the meeting.

Jim Funk had to resign from the Board due to serious illness. Tonja Elkins was appointed by the Board of Directors to finish his term.

Treasurer's Report

Ken Burgess presented the Treasurer's Report on behalf of Ken Jones who was assisting with checking in members and tallying proxies.

Franklin "Pud" Stetson, long time CPA for the Association recently died. The Association will continue to work with his accounting firm. The Association is currently operating within budget. To date, the Association income is at \$105,000, the budget is \$110,000. Expenses are at \$88,000, the budget is \$96,000.

Noted variances are bank charges which came in higher than budgeted. Ken Jones is working on solutions to lower these charges. The newsletter came in under budget due to the decrease in costs thanks to the efforts of Ann Holmes and Amy Kopischke.

Members are reminded to abide by the Covenants in order to keep legal expenses down.

The Board is proposing an increase in dues to fund a part-time person who will primarily be used for covenant enforcement which is extremely time consuming and this proposed increase also includes money dedicated to funding of the reserves.

In response to a query, it was explained that the Stagecoach Property Owners Association has the following restricted funds.

- Horseback Road Funds - dedicated to Board-approved capital improvements in Horseback only
- South Shore Road Funds- dedicated to Board-approved capital

improvements in South Shore only

- Morningside Road Funds- dedicated to Board-approved capital improvements in Morningside only
- Major Project Funds-funds dedicated to common area projects
- Subdivision funds - funds dedicated to common area capital improvements

Ellen Hoj – Routt County Planning Department

The Routt County Planning Department is currently working on revising the Stagecoach Community Area Plan. This plan can be viewed on the SPOA website www.stage-coach.com under "Planning and Development." The Stagecoach Community Area Plan has not been updated for ten years. The Planning Department is taking input from residents in the development of this plan. The purpose of this plan is to define a "sub-area" of the existing County Master Plan. It looks at land use, community character and envisions the community in 20 years. The previous plan included a town center, winter and summer recreation opportunities and preserved the natural beauty of the surrounding area. This is an important document that the Routt County Commissioners refer to during their decision making processes. Participation is encouraged by members. Please contact Ellen Hoj at the Planning Department or by email at ehoj@co.routt.co.us if you are interested in participating in the process.

This Plan will not address any issues regarding vaults with the Morrison Creek Water District or tax valuations through The County Tax Assessors Office.

There was some discussion regarding the Routt County ("County") requirement of a minimum of 5 acres in order to install a septic system. At this time the County does not allow a septic system to be installed on parcels of less than 5 acres. These acres may be consolidated through existing multiple lots; however, the County does require that these lots be contiguous.

Chuck Wisecup – Oak Creek Fire Protection District

Approximately one-third of the Oak Creek Fire Protection District ("Fire District") calls come from Stagecoach. The Fire District employs 4 full-time employees. A Stagecoach Community Wildfire Protection Plan was developed which is updated annually. The Fire District has secured a Forest Service Mitigation Grant to employ an additional full-time person and to assist in fire mitigation for the purpose of fuel removal and for the creation of defensible space on private lots. There will be openings on the Fire District Board for anyone interested in serving. The Fire District also desperately needs volunteers for their fire department. The Stagecoach firehouse is currently constructing an additional bay. Next year, there are plans to complete living quarters at the Stagecoach firehouse.

In response to a query, 70% to 80% of calls are emergency medical, which is an estimated 170-180 calls.

In response to a query, Chuck Wisecup explained that there are certain road requirements that must be met in order for the Fire District to approve a request for a building permit. These are County adopted fire code standards and are outlined on the Oak Creek Fire District website.

Please contact Oak Creek Fire and Safety for more information on any of the above items or if you are interested in volunteering or serving on the Fire District Board. You may also go to their website at www.oakcreekfire.org.

2009 Annual Membership Meeting (continued)

Tonja Elkins – South Shore Landscape Plan/Parcel B

A South Shore Landscape Plan was completed and presented to the members at the annual 2008 members meeting. During this presentation Parcel B was targeted as a potential site for future development. This Parcel belongs to the Upper Yampa Water Conservancy District who after negotiations with former Board member, Jim Funk, agreed to a thirty-year lease with South Shore. The goals for development of this parcel are:

- School bus turnaround - this allows an opportunity in the future for school bus access.
- Site for US Postal Service cluster boxes - the Postmaster in Oak Creek has requested that South Shore switch to cluster boxes. Her reasons were to allow for secure mail delivery, ability to drop parcels, safer location for mail carrier, better sorting ability and the prevention of non-postage usage of the mailboxes.
- Park/Common meeting area - ideas being reviewed are a playground, gazebo, grill and picnic tables
- Trail access
- Limited parking

Amy Gregorich – Trails Report

At the 2008 annual meeting of the Stagecoach Property Owners Association, the members approved the development of public trails on common area. There are five members on the Trails Committee. The Trails Committee is currently seeking grant money to begin the development of a Trails Master Plan to be completed in 2010. This plan will specifically outline trails throughout these Association common areas. The Trails Committee hopes to begin the development of some trails by 2010.

Break—10:50 a.m. to 11:10 a.m.

Nominations for Board of Directors

Upon motion and second, the nominees are as follows: Sue Kimes, Frank Murphy, Stephanie Fairchild, Tony Stich, Brian Arel.

Motion: by Douglas Jones to close all motions from the floor. Tonja Elkins 2nd. All in favor.

Public Comment

Brian Arel requested permission to remove dead trees from his property. The Board granted him permission.

A request was made to purchase a screen and projector for future annual meetings. The Board agreed to look into it.

Eric Leech mentioned he had a new waste treatment product by the name “Sludghammer” and to contact him for more information.

Break—12:25 p.m.-1:37 p.m.

Manager’s Report

Chip Sealing—The chip sealing of Routt County Road 16 by the County from RCR 212 to RCR 18A begins the first week of August and is scheduled to be complete in mid-August.

Song Mountain P.U.D. —The Song Mountain development is filing for a P.U.D. with Routt County to develop 896 acres of a 2600 acre parcel. This parcel will include 272 lots and 366 dwelling units. The County Commissioners tabled approval until an August 25, 2009, County Commissioners meeting asking the developer to resolve concerns voiced by the County Commissioners at the original meeting. Some of the issues included: Wildlife movement, clustering of development, road cutting grades and the phasing of the project.

Charter School—The Charter School Committee members

include: Kim Rabon and Jane Colby. The Committee is reviewing potential school sites including the known school site across from Eagles Nest. This particular site does have available water/sewer and electric access. The Committee hopes to file in mid-October to begin working with the South Routt School District. They project to open the school sometime between 2010 and 2012. The Committee is reviewing the inclusion of a SPOA office and meeting space in the proposed building as well as reviewing additional programs such as preschool and an after school program.

Kim invited Members to contact her with their input and asked parents to sign a Letter of Intent to use the Charter School in Stagecoach. By signing this document, parents will not be obligated to enroll their children in the school.

Colorado Group Realty Stagecoach Housing Sales Report—Colorado Group Realty reported that for Stagecoach home sales in 2009, the price per square foot is averaging \$183, in 2008 it averaged \$197 per square foot and in 2007 it averaged \$254 per square foot.

Covenants—There are currently four covenant violations that the Association is working to bring into compliance. The Board is looking for volunteers to participate on a Compliance Committee.

Morrison Creek Water District—The Morrison Creek Water District (“Water District”) struggled to get out of bankruptcy and was able to emerge from that bankruptcy in 2000. With a deteriorated facility and the necessity to fund capital improvements, the Water Board began to focus on capital funds. At this point in time, the Water Board does not have a solution on how to raise the capital funds to do the necessary upgrades to keep the facility running with its current customer base or to complete any improvements to allow for additional customers. The Water Board is investigating grants and low interest loans as potential options. The Water Board is also working on finalizing a master plan to outline where water and sewer would go should lot owners decide to proceed with Local Improvement Districts (“LID’s”) through the county to bring in water/sewer. An LID is where a group of neighboring lot owners petition the County to place a bond for the purpose of bringing in utilities or roads. Any group of neighboring owners may form an LID; it does not have to be an entire subdivision. In this master plan the Water Board is also reviewing how the Water District would bring in water should a successful LID be formed. These options include both well and surface water which the Water District does have rights to, however, there are complicated legal processes with water rights as well as some high costs associated with transporting water.

In response to a question, Ken Burgess informed the members that the Water District needs to be ready to build with plans and have received bid numbers prior to applying for stimulus grant money.

SPOA Splitter and Chipper—members were reminded that the Association owns both a splitter and a chipper which are available by appointment.

Tom Watts and Ken Burgess—Morningside LID

Ken Burgess and Tom Watts have called Morningside owners to educate owners and ask their opinion regarding petitioning the County to form an LID in order to bring in water and sewer. Each has attempted to contact 75 owners. At this time, approximately 25% of the ownership is interested, 50% is needed to move forward. There are lot owners who have expressed interest but have

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2009 Annual Membership Meeting (continued)

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not signed the petition. If 50% of the owners petition for an LID, the next step would be to secure a bond. Then it would go before the County for their approval. Should the County agree to move forward, it would then go before the lot owners in that particular LID who were eligible to vote in Colorado, of them 50% would have to agree.

Brian Arel inquired whether the vaults would be returned to the pool if the LID were successful, Tom Watts answered that they would not be returned to that pool of vaults limited in the Vault Agreement.

In response to a query regarding whether the Song Mountain development will have to contribute to the Water District to expand service to accommodate this new development, Don Alperti answered that they will most likely be required to contribute all of it.

Ken Burgess reported that there is also an owner in another subdivision who is working to form an LID to bring in sewer only.

Voting Results

1. Increase Dues to \$100 Yes 344/No 737
2. **Motion:** Brian Arel, 2nd: Chrystal Staepel—moved that the Stagecoach Property Owners Association write a letter to the Routt County Commissioners opposing the 2nd Amendment by the Morrison Creek Water District to reduce the number of vaults. Yes 314/No 458
3. **Motion:** Tony Stich, 2nd: Chrystal Staepel—moved to remove Don Alperti from the Board of Directors. (Tom Watts explained that this motion would not be able to carry due to a lack of quorum. Board members could only be removed with a majority quorum.)

Yes 253/No 541

4. **Motion:** Tony Stich, 2nd: Chrystal Staepel—moved to terminate Ken Burgess as General Manager. Yes 145/No 582
5. **Motion:** Paul Barry, 2nd: Chrystal Staepel—moved that SPOA take organizational responsibility of the annual Fourth of July Fireworks and continue to make a contribution to this activity. Yes 91/No 693
6. **Motion:** John Peterson, 2nd: Mike Kopone—moved to prohibit Don Alperti from voting on the Morrison Creek Water District motion due to his membership on the Board of Directors at the Morrison Creek Water District. Yes 219/No 483
7. **Motion:** Jerry West, 2nd: Ralph—moved to direct the Board to schedule a meeting to change the Bylaws to prohibit Board members from serving on conflicting Board positions. Yes 297/No 465
8. **Motion:** Art Fine, 2nd: Paula—moved that votes of members in person who are not Board members be tallied and provided to the Board prior to Board members casting their votes. Yes 158/No 618

The following Board members were elected to three year terms: Stephanie Fairchild—term ends 2012; Frank Murphy—term ends 2012; Sue Kimes—term ends 2012.

Adjournment

Motion: by Tonja Elkins finding no further business, move to adjourn at 2:13 p.m. Amy Kopischke 2nd. Motion passes.