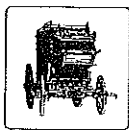


# STAGECOACH



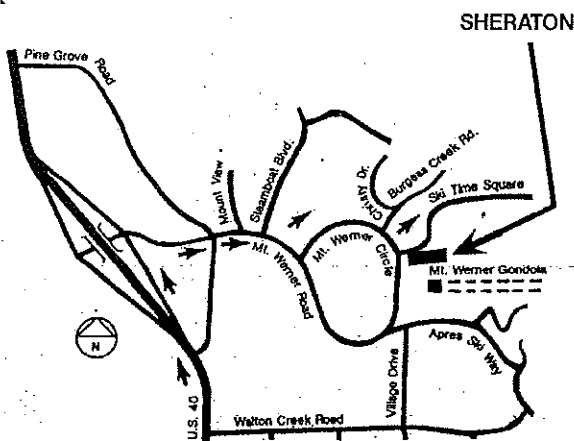
# EXPRESS

Volume 3 Number 2

Serving Stagecoach Property Owners

SUMMER 1987

## ANNUAL MEETING ANNOUNCEMENT



## SCHEDULE OF EVENTS

### ★ ANNUAL MEETING ★

- July 17 Arrive Steamboat Springs. Check in to Sheraton; Dine, unwind, walk around town.
- July 18 9-11 am PRE-REGISTRATION & ORIENTATION at Sheraton (Foyer).
- 9-2 pm ON-SITE SUBDIVISION TOURS, beginning at Entrance to Stagecoach at turnoff from CR 14 to CR 16.
- 11:30-2 pm PICNIC AT MountainAir Cabin (Al & Wanda Saterdal, gracious hosts).
- 2-3:30 pm REGISTRATION at Sheraton (Foyer)
- 3:30-6:00 pm GENERAL MEETING at Sheraton (Storm Peak)
- 6:30-8:00 pm COCKTAIL PARTY at Sheraton (Storm Peak)
- Cash Bar
- 8:00 pm + DINNER on your own

GOINGS ON AROUND STEAMBOAT (For more information, contact Sheraton Desk)

- July 19 6-9:00 am Hot Air Balloon Races off Mt. Werner Rd.  
10:00 am-5:00 pm Summer Art Show/Art In the Park (Downtown)  
Night Rodeo  
Night Music Festival

This year the General Meeting of the Stagecoach Property Owners Association will be held on Saturday, July 18, 1987 at 3:30 pm at the Sheraton Steamboat Resort Hotel (Storm Peak Room) in Steamboat Springs, Colorado, for the election of Directors of the Association for the coming year and the transaction of other business as may properly come before the meeting.

This will be an especially important meeting in which assessments, reservoir activities, roads, sewer & water, architectural control will be discussed. We urge any and all propertyowners who have an interest in the future direction of development at Stagecoach be sure to attend this meeting and become a vocal part of the planning and doing process of your Association.

If unable to be present in person, pursuant to the By-Laws of the Association, you may vote by Proxy (provided your Dues and Assessments are entirely paid up). Clip out the Proxy coupon from page 3 and mail it together with any outstanding Dues/Assessments to: Secretary of the Association, P.O. Box 31740, Aurora, CO 80041, sufficiently in advance of the meeting so as to allow for proper tallying of all Proxies.

If you attend in person and know of no one in the Association who will be attending the meeting, you may designate one of the current Board Members (see page 2) to vote your Proxy as such.

The accommodations at the Sheraton/Steamboat Resort Hotel await your reservation. The Special Stagecoach Group Rate is \$49.00 (double occupancy hotel room). In order to obtain this nice rate, you must identify yourself as a Stagecoach Propertyowner. Be sure to make your reservation before July 1, 1987 to obtain this rate. You may call either the Sheraton's national reservation toll-free line at 800-325-3535, or directly to Steamboat at 303-879-2220.

The sooner you call the better, because the meeting date again falls on one of the most exciting and eventful weekends in Steamboat Springs. You may use your group rate to take advantage of an early arrival or extended stay for these events and happenings. Please let us know your plans by filling out and mailing the RSVP Coupon on page 3, so we may plan a fun-filled weekend program.

Directions to the Sheraton are a piece-of-cake: take Mt. Werner Road Exit off Hwy 40, then follow the signs just past Ski Time Square to the next left into the Sheraton (See map). SEE YOU ALL THERE!

## IMPORTANT NOTICE

A PROXY FORM IS PRINTED ON THE TOP OF PAGE 3.

IF YOU DO NOT PLAN TO ATTEND THE ANNUAL MEETING PLEASE DESIGNATE A PROXY ON THIS FORM (BOARD MEMBER OR OTHER) AND MAIL TO THE SECRETARY OF THE STAGECOACH P.O.A., P.O. BOX 31740, AURORA, CO 80041

## STAGECOACH ASSESSMENTS: A MATTER OF FACT

All property in Stagecoach whether purchased originally from Woodmoor Corp. or subsequently from anyone else by any means is governed by the Declaration of Covenants, Conditions & Restrictions as recorded in Routt County.

In addition, all owners automatically become members of the Stagecoach Property Owners Association (a non-profit corporation) as soon as they purchase property. Whether-or-not they are allowed to vote depends entirely upon whether-or-not their Dues & Assessments are fully paid up.

In the Declarations, there are two (2) types of Assessments described: an Annual and a Special Assessment (Article IV, Sec a.). Both assessments are levied by the Association to "promote the recreation, health, safety and welfare of the residents in the properties and for the improvement and maintenance of the Common Areas." An Annual Assessment may be fixed by the Board of Directors within the described guidelines. A Special Assessment may be determined by the membership for a single particular year and special purpose such as construction costs of capital improvement upon the Common Area, etc. and is voted on at the General Meeting each year.

During the General Meeting of July '84, a Special Assessment of \$10/lot for the Year 1985 was voted for by a 2/3 majority of the attending members & proxies. At the July '86 General Meeting, a second Special Assessment of \$10/lot was approved. These two assessments (1985 & 1987) are to be held in escrow accounts for the purpose of funding construction of some sort of recreational amenities around the Stagecoach Reservoir when it is built.

To date, many propertyowners have fully paid their Special Assessments, but some have not. The right of the Association to place liens on such property with unpaid assessments is fully explained in the Declarations (Article IV, Secs. a, h, i, j.), and is reproduced on page 4 for reference. Since sufficient notice has already been given in the Stagecoach EXPRESS Newsletter, and a computerized invoice to all lotowners is forthcoming, it is clear that by the end of the year there will probably be liens placed on those lots with outstanding assessments due — and these liens will provide for the basis for a sale of these properties to satisfy the amounts due.

The fact of the matter is this: the assessments and accrued interest will be fully paid by *someone*. And that person will be either the old or new owner of the lot sold at the sale. It's as simple as that!

In the matter of Dues, the Board of Directors has voted to defer the voluntary (\$30) personal Dues for 1988, and in its place make effective a \$30 Annual Assessment per lot according to the Declaration to be used as follows:

- \$10/lot for General & Administrative Costs of the Association (yearly budget)
- \$10/lot for a Subdivision Development Reserve (future development)
- \$10/lot for Upper Yampa Conservancy District Reserve (recreational development at the reservoir)

This will be discussed at the forthcoming General Meeting. The future of Stagecoach depends on it.

### COMING EVENTS & IMPORTANT DATES

- ANNUAL MEETING:** Saturday, July 18, 1987 Steamboard Springs, CO, at Sheraton. 9:00 a.m. Registration, tour, picnic, meeting, cocktail party.
- NEXT BOARD MEETING:** July 19, 1987, 9:30 a.m., Sheraton, Steamboat
- 1987 DUES:** January 1, 1987, \$30 per owner
- 1986 ASSESSMENT:** April 30, 1986, \$10 per Lot
- 1987 ASSESSMENT:** June 30, 1987, \$10 per Lot



The STAGECOACH EXPRESS is published by the Stagecoach Property Owners Association.

Editor ..... Russ Dashow  
 Assistant Editor ..... Al Saterdal  
 Contributors ..... Norm Dunn  
 Art Fine

Subscriptions: By payment of dues of \$30.00 per year, payable to Stagecoach Property Owners Association, P.O. Box 31740, Aurora, CO 80041. Single copies available at \$3.00 per copy. Send change of address and all comments to above address.

For your own protection

## PLEASE

Pay special attention to the insert notice and send your letter, protesting your increased valuation, to the Routt County Assessor.

Your Editors

## NOTICE OF 1987 (NOT 1986) ANNUAL ASSESSMENT

Pursuant to the Stagecoach Covenants and the Resolution adopted at the Annual Membership Meeting of the Stagecoach Property Owners Association on July 19, 1986, you are hereby notified that an assessment has been levied against all lots in Stagecoach in the amount of \$10.00 per lot. The primary purpose of this assessment is the same as that one voted on for 1985, that is, to contribute toward the development of amenities for recreational facilities in connection with the proposed Stagecoach Reservoir Project.

The Board has extended the Due Date for payment of the assessment to June 30, 1987. If the assessment is not paid when due, the Covenants provide that a lien be placed against the lot or lots for which the assessment has not been paid. Interest runs on unpaid assessments at the rate of 8% per annum from the Due Date.

## We Think You Ought To Know . . .

### DIRECTORY OF STAGECOACH PROPERTY OWNERS BOARD OF DIRECTORS

- |  |   |
|--|---|
| <b>Three Year Terms — 1986 to 1989</b> |   |
| Al Saterdal                            | 4411 S. High Street<br>Englewood, CO 80110<br>(H) 303-781-7915  |
| Michael Hendrickson                    | Box 770435<br>Steamboat Springs, CO<br>(H) 303-736-2618   |
| Gary E. Guinn                          | 7294 S. Syracuse Street<br>Englewood, CO 80112<br>(H) 303-771-3923<br>(W) 303-740-9428  |
| <b>Three Year Terms — 1985 to 1988</b> |   |
| Helmut Kanoldt                         | 1430 S. Dahlia<br>Denver, CO 80222<br>(H) 303-757-4069  |
| Russ Dashow<br>(Secretary)             | 2474 Delta Lane<br>Elk Grove Village, IL 60007<br>(H) 312-664-4551<br>(W) 312-860-5660  |
| Claire Forbes<br>(Treasurer)           | 339 Quentin<br>Aurora, CO 80011<br>(H) 303-364-3457   |
| <b>Three Year Terms — 1984 to 1987</b> |   |
| Art Snoden<br>(President)              | Box 2062<br>Steamboat Springs, CO 80477<br>(H) 303-879-2774   |
| Norm Dunn, Jr.<br>(Vice-President)     | 10130 W. 64th Avenue<br>Arvada, CO 80004<br>(H) 303-421-7548<br>(W) 303-892-8066  |
| Herb Hollemon                          | 5153 Perry Street<br>Denver, CO 80211<br>(H) 303-455-3724 (Winter)<br>22408 Routt CR 16<br>Oak Creek, CO 80467<br>(H) NO PHONE (Summer) |
| Association Attorney<br>Arthur L. Fine | 410 17th Street, Suite 580<br>Denver, CO 80202<br>(W) 303-893-6868  |

## R S V P ANNUAL MEETING

So we may better plan for another successful meeting, please clip and send us this coupon now.

- I am coming  Sorry, I am not coming.

If coming, I am interested in the following activities:

- TOUR & PICNIC ON PROPERTY (Saturday)  
 HORSEBACK RIDING ON PROPERTY  
 ATTEND AN OPEN HOUSE ON PROPERTY (Saturday or Sunday)  
 INSPECT DAM SITE  
 OTHER? \_\_\_\_\_

Name: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SUBDIVISION/LOT #: \_\_\_\_\_

If NOT coming, send your Proxy with this coupon, and mail it at your earliest opportunity to:

SECRETARY  
 STAGECOACH PROPERTY OWNERS ASSOCIATION  
 P.O. BOX 31740  
 AURORA, COLORADO 80041

### TO ALL STAGECOACH PROPERTY OWNERS

**PROMPT PAYMENT OF YOUR ASSESSMENTS AND DUES IS ESSENTIAL** if the Stagecoach Property Owners Association is to be influential in the planning at Stagecoach. 1985 ASSESSMENTS are \$10.00 PER LOT due April 30, 1985. 1987 ASSESSMENTS are \$10.00 PER LOT due June 30, 1987. Check your records to see if this payment was made in 1985. If not THE ASSESSMENT MUST BE PAID. It is a personal obligation, and if unpaid, creates a lien against your property at Stagecoach, in accordance with Colorado law.

Please clip out and include the following information with your payment:  
 Enclosed check\* is for the payment of the ASSESSMENT AND DUES.  
 1985 Assessment (if not previously paid) at \$10.00/Lot covering the following Lots:  
 1987 Assessment (if not previously paid) at \$10.00/Lot covering the following Lots:

Subdivision \_\_\_\_\_ Lot(s) No. \_\_\_\_\_ \$ \_\_\_\_\_

Subdivision \_\_\_\_\_ Lot(s) No. \_\_\_\_\_ \$ \_\_\_\_\_

1987 Dues at \$30.00 ..... /owner \$ \_\_\_\_\_

Total enclosed (assessments and dues) \$ \_\_\_\_\_

My correct address is:

Name: \_\_\_\_\_

Street or PO Box: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

\* Make checks payable to Stagecoach Property Owners Association, P.O. Box 31740, Aurora, CO 80041.

## PROXY

The undersigned, a member of the Stagecoach Property Owners' Association, hereby names \_\_\_\_\_ as his duly designated representative to cast one vote for each lot owned (Declarations Article III, Sect. b.) by him and in name, place, and stead at the Annual Meeting of the Association to be held at 3:30 p.m. on Saturday, July 18, 1987 at the Sheraton Steamboat Resort Hotel, Steamboat Springs, Colorado.

- (1) Any Assessment Vote, according to the Declarations: For \_\_\_\_\_  
Against \_\_\_\_\_
- (2) Election of new Board Members and other business properly brought before the meeting. For \_\_\_\_\_  
Against \_\_\_\_\_

Date \_\_\_\_\_, 1987.

Name (Print) \_\_\_\_\_

Signature \_\_\_\_\_

Subdivision/Lot Nos. \_\_\_\_\_

**NOTE:** Only one signature is required without regard to the number of names appearing on the deed to your Stagecoach property.

## INFORMATION DESK

Complete information is available to all property owners (PO's) for costs of printing and mailing. Send specific requests with check to: Editor, Stagecoach Express, P.O. Box 31740, Aurora, CO 80041. Allow 4 weeks for processing.

### ORDER FORM (Clip and Mail)

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY/STATE/ZIP \_\_\_\_\_

Report No.	Item	Cost
01	ARCHITECTURAL CONTROL MANUAL OF DESIGN PHILOSOPHY & BUILDING PROCEDURES .....	\$6.00
02	ROUIT COUNTY BUILDING DEPARTMENT REQUIREMENTS FOR HOMEOWNERS' CONSTRUCTION .....	\$4.00
03	LOTOWNER AGREEMENTS & APPLICATION FOR SPECIAL PERMISSION FROM COUNTY TO INSTALL WELL & SEALED SANITARY SYSTEM IN REMOTE AREAS OF STAGECOACH .....	\$6.00
04	MAPS OF STAGECOACH & INDIVIDUAL SUBDIVISIONS .....	\$5.00
05	SUBDIVISION NAME/ADDRESS OF ALL LOTOWNERS .....	AVAIL IN LATE 1987
06	RECREATIONAL PKG. OF SUMMER ACTIVITIES .....	\$2.00

OFFICE USE ONLY			
85D	86D	87D	SUBTOTAL ENCLOSED \$ _____
85A		87A	DUES/ASSESSMENTS(*) \$ _____
TR	ED		TOTAL ENCLOSED \$ _____

(\*) IMPORTANT NOTE: 1985/86 Dues & Assessments MUST be paid in full before any information can be released. Thank you.

# MINUTES OF ANNUAL MEETING OF STAGECOACH PROPERTY OWNERS ASSOCIATION

July 19, 1986  
3:30 pm at Sheraton Thunderhead Lodge  
Steamboat Springs, Colorado

Boardmembers present: Dunn, Snoden, Saterdal, Dashow, Kanoldt, Forbes, Guinn, Hollomon.

Association Attorney Fine; Upper Yampa Conservancy District Attorney Sharp.

Total Attendance: 77  
Total Proxy: 335

Minutes of the Meeting of July 20, 1985 were approved as written and were made available by the Secretary to anyone interested after the meeting.

**I. TREASURER'S REPORT:**  
Forbes submitted report of dues and assessments paid through May 19, 1986. 1021 lots had paid 1985 assessment to date and only about 700 property owners had paid annual dues. No explanation was given for this.

**II. COMMITTEE REPORTS:**  
**A. Architectural Control** report by Snoden reviewed development of the current Design Manual of strict building requirements at Stagecoach. Before such a manual was produced, many infractions to code were produced by early residents, but enforced efforts are now getting these corrected over time. Eagles Nest Townhouse trash and eyesore problems in Eagles Watch are being addressed. New construction of a pre-cut log home in Eagles Watch is going well. Copies of the Manual were made available at this meeting. Directional signs made by Kanoldt specifically for the annual tour of the property were acknowledged and the generous hospitality of

picnic hosts Al & Wanda Saterdal was appreciated.

**B. Newsletter** report by Dashow briefly reviewed plans for publishing 2 or 3 issues this year depending on the amount of time and help available. Suggestions from members for interesting articles were requested.

**III. OLD BUSINESS:**

**A. Roads** update in South Shore/Morningside, Horseback, and High Cross subdivisions was reported by Dunn who explained the history of the Association's successful negotiation of the original Letters of Credit with the County in court to fund completion of all roads in these subdivisions together with funds contributed by board member Herb Hollomon whose ranch is located along the High Cross road. Hopefully, all roads will be completed by end of summer. Concerns for tree removal from alongside of roads were answered by Hollomon who has been hired by the Board to oversee the massive construction this summer to ensure proper completion by each contractor prior to final payment.

**B. Morrison Creek Water & Sanitation District** report by R. Robinson reviewed progress to date in reducing debt to present \$1MM level, and told of \$17M backhoe purchase for line maintenance use. Problem of serving few people in Blackhorse II area where lines are installed can be solved by permitting county-approved well-septic system use until more demand on

lines justified use. He estimated 4½ years required to retire the balance of the bonds outstanding.

**C. Reservoir status** was reviewed by attorney Sharp. Environmental Impact Statement is forthcoming, and a 404 Permit to Army Corps of Engineers to dredge will be issued 30 days after EIS is out, or about 60-120 days from now. Dam construction design is being finalized. Financing efforts to date have been slow moving in Congress but an amendment has been tagged to a House bill for authorization of such funding prior to final bill later. Attempts at interim funding via private bond market are now feasible due to low interest rates. Attempts at acquiring land in South Shore for use in reservoir are proceeding. Outlook for 1986 construction is bleak, but possible in 1987 if efforts reported are fruitful.

Sharp then reported on a surprise problem of replacement of 6.5 acres of inundated wetlands and a quick survey done by District Secretary Fletcher with real estate agent Abel of Stagecoach Common Areas to propose a tradeoff with the Association involving dedication of a parcel in Eagles Watch Common Area in its present condition that would remain in its natural state and not be used for animal grazing. Heated discussion over how to do this without erecting ugly fences, and who other than the Board was authorized to conduct such actions in the first place ultimately led to a majority

vote to accept the ill conceived proposal for the sake of resolution of the problem.

When Sharp again tried to surprise the Association with a request by the Upper Yampa District for an additional \$10/lot assessment for the reservoir on a continuing basis, subsequent discussion focused on the purpose of the assessment and the fact that such Special Assessments can only be done on a year-to-year basis. After much debate, it was finally resolved by a majority vote that a Special Assessment of \$10/lot be levied by the Association for the Year 1987 to be used solely to assist in the development of a reservoir and lake by the Upper Yampa Water Conservancy District.

**D. Election of New Board Members** ensued with a presentation of slate by board member Snoden for re-election of Saterdal and Guinn along with election of Mike Hendrickson who is a long-time resident of Eagles Watch. With no further nominations from the floor, these three were approved by majority voice vote for a 3-year term.

**E. Next Annual Meeting** was set for the 3rd Saturday of July 1987 in Steamboat Springs. There being no further business to come before the Board, the meeting was adjourned upon motion duly seconded.

Signed: RUSSELL DASHOW  
Secretary  
STAGECOACH PROPERTY OWNERS ASSOCIATION

**DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS AT STAGECOACH**

**ARTICLE IV  
COVENANT FOR MAINTENANCE ASSESSMENTS:**

Section a. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association:

(1) annual assessments or charges and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section b. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents in the Properties and for the improvement and maintenance of the Common Areas.

Section c. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be thirty dollars (\$30.00) per Lot.

(1) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 3% above the maximum assessment for the previous year without a vote of the membership.

(2) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 3% by a vote of two-thirds (2/3) of each class of members voting in person or by proxy at a meeting duly called for this purpose.

(3) The Board of Directors of the Association may fix the annual assessment to an amount not in excess of the maximum.

Section d. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair, or replacement of a capital improvement upon the Common Areas, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section e. Notice and Quorum for any action

authorized under Sections c and d. Written notice of any meeting called for the purpose of taking any action authorized under Section c or d shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) the required quorum of the preceding meeting. No subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section f. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

Section g. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence as to all Lots on the conveyance of the Common Areas. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors of the Association shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors of the Association. The Association shall upon demand, and for a reasonable

charge, furnish a certificate signed by an officer of the Association setting forth whether the assessment on a specified Lot has been paid.

Section h. Effect of Nonpayment of Assessments; Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from due date at the rate of eight percent (8%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section i. Subordination of the Lien to the Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any lot pursuant to mortgage foreclosure or any proceeding in law therefor, shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for assessments thereafter becoming due or from the lien thereof.

Section j. Exempt Property. All property dedicated to and accepted by a local public authority and all properties owned by a charitable or not profit organization exempt from taxation by the laws of the State of Colorado shall be exempt from the assessments created herein. However, no land improvements devoted to dwelling use shall be exempt from said assessments.



PROPERTY OWNER'S ASSOCIATION

Post Office Box 31740, Aurora, Colorado 80041

ADDRESS CORRECTION REQUESTED  
RETURN POSTAGE GUARANTEED

POSTMASTER: DATED MATERIAL — DELIVER AT ONCE

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PAID  
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