



# Express

[www.stage-coach.com](http://www.stage-coach.com)

Winter 2011

## Board of Directors

President:

**Sue Kimes**

970-736-1080

suekimes@hotmail.com

Vice President:

**Thomas Watts**

808-524-0330 (x3)

tomwatts@hawaii.rr.com

Architectural Review Committee:

**Frank Murphy**

970-736-2395

fpjmurphy@comcast.net

Secretary:

**Ann Holmes**

970-367-5282

ann@q.com

Treasurer:

**Ken Jones**

303-843-0614

Work: 303-737-4348

ken.jones@GWL.com

Trails, Website Committee:

**Amy Kopischke**

spona\_amy@yahoo.com

**Tonja Elkins**

970-736-8410

telkins@steamboatresorts.com

**Stephanie Fairchild**

970-819-1131

steph@steamboatagent.com



*SPOA's new snow roller/compactor-groomer is pulled by a snowmobile. Currently Sky Hitch resident, Dave Keller, has been contracted to pack/groom the trail on a regular basis. All the trails are laid out in common area owned by SPOA, with occasional short sections that travel through recreation easements at the edge of a lot or down a platted roadway. There are four loops currently available, all marked with orange snowplow-type stakes. Entry to the trails is off Stirrup Way: South on CR16 past Black Horse to Sky Hitch; turn right on Hock-Eye Way; go about 200 yards, then left on Stirrup Way. The trail starts in the meadow on your right. Parking is along the road at present, but a plowed parking area is in the works. Trail maps are available on the SPOA website: [www.stage-coach.com](http://www.stage-coach.com), or at the trailhead.*

## Manager's Report

*By Ken Burgess*

### Winter Trail Development

We have taken delivery of the snow roller/compactor-groomer shown for developing a Nordic trail in the Skyhitch area. Community members have been walking and studying the best routes since last summer. The current layout follows common area from Stirrup Way to the south, crossing Whiffletree and continuing in common area down the west side of Shay Way. The trail accesses a cul-de-sac and continues south on Shay Way crossing over to the valley between Shay and Halter Trail then north back to Whiffletree and the trail back to Stirrup. The course is about 3 miles long.

We expect to have a good Nordic trail ready in January. The snow roller/compactor is

performing well and we can use a snowmobile to pull it. Check the website for updates.

### Fire mitigation

As most know, fire mitigation efforts have been underway for several years. Our difficulty has been the fact that the lots are private property requiring permission to access the lot to clear beetle-killed trees. In the meantime the fire department has acquired grants to hire a team to work on clearing property around existing residences and, separately, large land owners in the area have contracted to have major logging operators clear the dead trees. While these logging operations are cost effective to remove the trees, transport them to a collection site and stack the slash for burning, the immediate result is not pretty. The land, however, will recover and new

Published by:

Stagecoach Property

Owners Association (SPOA)

117 E. Main Street, Suite F

PO Box 1024

Oak Creek, CO 80467

970-736-8382

gmspoa@zirkel.us

Created by: Ann Holmes

## Manager's Report Continued

growth is stimulated with the removal of the dead trees. The state has also been providing some financial assistance for these efforts.

The amount of dead timber is becoming more and more dangerous both in terms of fire and blowdown. If we act promptly we can keep these logging operators in our area. For now the primary targets identified by the fire chief are Colt Trail in Blackhorse II, Filly Trail in Blackhorse I, Hock-Eye Way in the Skyhitches and Whiffletree, also in the Skyhitches. Horseback has already seen significant logging. We will be asking property owners on those roads to mail or email us permission to log their property. The logger will not leapfrog between lots. We either have permission from everyone on a contiguous path or the logger cannot operate.

While some communities have placed the requirement and financial burden on individual property owners, the fire district has not yet made that requirement. Current information suggests that the cost to an individual property owners may be in the range of \$100 per acre providing that some state financial aid is available. That may have to increase in the future and we strongly recommend providing permission to log while the loggers are available and the state is providing some assistance.

Please call or email me if you have any questions (970.736.2297 or gmspoa@zirkel.us).

### Rules Committee

A Rules Committee, which is envisioned in the Governance Policies of SPOA, has been appointed by the Board of Directors. This body will provide direction to the General Manager and hear member presentations on violations as requested. This body has the authority to levy fines for violations.

### Don Alpert Steps Down

Don tendered his resignation from the Board in October. After years of public service Don is easing up and he and his wife plan to spend winter months in Nevada. Good luck Don and a sincere thank you for all your community work.

### DSL

High speed internet service from Qwest (DSL) has been working well in the southern subdivisions and users report being very pleased.

### Property Taxes

A reminder: Some of us may be anticipating a reduction in property taxes due to the decline in property values. The county assessor warns that the tax bills coming out in January are still based on market activity occurring between July of 2006 thru June of 2008, with an effective appraisal date of June 2008, and that, per State Statute, current market conditions can not be considered in appealing this value. Under Colorado law all property is reassessed every two years.

The next reassessment looks at market activity for the next 24-month period, or July '08 thru June, 2010. A Notice of Value will be mailed to everyone in May of 2011 stating what the new level of value is for your property for tax years 2011 & 2012 (payable in '12 & '13). While values will decline significantly from the current assessment levels, some of the taxing entities have voter approved mill levy credits. A decline in the actual tax bill may not be in direct proportion to the percentage drop in your valuation. However, given the dramatic drops in value seen for Stagecoach, the assessor does predict that most property owners will see a considerable drop in their actual tax bill for 2012 & 2013 – particularly on vacant parcels.

## Real Estate Corner

*By Stephanie Fairchild*

My last update in the fall 2010 newsletter was a bit depressing, with only 10 sales in that time period. I'm happy to report that we've seen an increase in activity since that time. For the time period from September 21 – December 1, there were 16 sales plus there are an additional five properties currently under contract (five sales are pending.) Here's a summary of this recent activity:

The five pending sales include one bank-owned home in Morningside, plus four vacant land parcels in other subdivisions (sale prices are not disclosed until after the closing.)

The 16 closed sales include five vacant land sales that varied in price from \$8,000 for land in Horseback, all the way up to \$885,000 for the "Iron Springs Ranch" on RCR 14. The remaining sales were residential, with two bank-owned townhomes selling for \$78,000 and \$79,000. The rest of the Stagecoach sales were for seven single-family homes; five of them were bank owned. The sale prices of these seven houses ranged from \$220,000 to \$460,000.

## Oak Creek Museum

Nita Naugle is the new curator and museum coordinator.

As part of the holiday festivities throughout Oak Creek on December 11, children made ornaments, and Santa Claus came to Oak Creek and visited children at Bonfiglio Drug. There was a craft sale, specials at stores and restaurants, and locals had fun spreading holiday cheer.

Looking for the BEST real estate deals?  
[www.SteamboatBuyer.com](http://www.SteamboatBuyer.com)



Prices don't get much better than this for land in Stagecoach. Build now or hold for a later time. Prices NOW starting at just \$6,500!



Or, a Steamboat getaway. 2 bdrm, 2 bath remodeled townhome. Private corner location with gorgeous updates. Huge views of Mt. Werner. \$299,900



STEPH FAIRCHILD  
Broker Associate  
cell 970.819.1131  
[www.SteamboatBuyer.com](http://www.SteamboatBuyer.com)  
Steph@SteamboatAgent.com



CAMERON BOYD  
Broker/Owner  
direct 970.875.2416  
[www.SteamboatAgent.com](http://www.SteamboatAgent.com)  
camboyd@cmn.net

*Whether it's a Seller's or a Buyer's Market, we can help you navigate it successfully.*

# Winter at Stagecoach State Park

Grab your cold weather gear and head to Stagecoach State Park to experience a number of exciting winter activities! Throughout the winter season, the Park will offer 2 miles of groomed trail on the Lake view Trail, and 3 miles of groomed trail on the Elk Run Trail for snowshoeing and cross-country skiing. Free snowshoe rentals are available at the Park Office. The boat ramp at the marina will be turned into a sledding hill, and a "Cure the Kid's Cabin Fever" family event with a variety of winter activities will take place on the ramp in February. Visit [www.parks.state.co.us](http://www.parks.state.co.us) and select "Stagecoach" for winter program schedules. While recreating on the Elk Run Trail, remember to yield to dog sled tours. Double T dog sled tours can be reserved by calling 877-903-MUSH. A solid 4 inches of clear ice on the reservoir is the minimum recommended thickness for ice fishing. Always practice ice safety by venturing with a companion, keeping pets on a leash, and by no means judging ice thickness by appearance alone. The reservoir will remain low until melting snow begins to fill it in the early spring. The majority of the Upper Yampa Water Conservancy's construction project on the Park is complete and final projects will take place in early 2011. SPOA board member Tonja Elkins and State Park Administrative Assistant Kimi Lehman are working together on developing a "Friends of Stagecoach State Park" volunteer group to support environmental education and stewardship. Inquiries about the Friends group can be directed to Kimi at 970-736-2436.

## Stagecoach State Park ANS Update meeting

Stagecoach State Park will be hosting an Aquatic Nuisance Species meeting with local boaters to provide information on updated procedures at the park. The meeting will be held mid-January 2011 and topics will include results from last summer's inspections, updates to the statewide program, and what to expect next summer due to changing protocol. Park staff, including the

Colorado State Parks Invasive Species Coordinator, will be on hand to answer questions. Specifics on the date, time, and location will be available through the Steamboat Pilot, SPOA email list, visiting [www.parks.state.co.us/stagecoach](http://www.parks.state.co.us/stagecoach), or by calling the park office at (970) 736-2436.

## Update on the Stagecoach Reservoir/dam Project

As of mid-November, this project was getting wrapped up and the majority of the work has been completed. All major items are finished, including the spillway work (center of the dam was raised by 4 feet) erosion control, wetland mitigation, repair of the culvert under RCR 16, and trail work associated with the higher water level. The new waterfowl habitat area still has a large pile of dirt that will need to be finished in the spring, but otherwise the work in the wetlands are done for now. Once the snow melts, there will be a little bit of trail work that will be completed as well as some general clean up, and then the entire project will be finished. As long as we get enough snowfall, the Upper Yampa Conservancy anticipates a successful filling of the reservoir next spring.

## New Oak Creek Businesses

*This summarizes an article printed in the Steamboat Pilot and Today on 11/21/2010.*

At 222 Main St. in Oak Creek, Ernie Rupp and Scott Latuseck bought the lot with Lupita's Cantina and the greenhouse for \$88,000 on Nov. 10.

Rupp said they are planning a complete renovation of the log cabin on the property. The goal is "to make the home into a top-end vacation home that we can use for ourselves and our families as well as rent out to bring vacationers to Oak Creek."

The greenhouse on the property has closed the business and moved out of state. As for Lupita's, he said the burrito stand is welcome to stay, though he has not yet talked to business owner Lawrence Jaconetta. Jaconetta said the cantina typically is closed during winter, but if he can buy the structure, he'd be happy to stay.

Just up the street, Mountain Market and Munchies got the go-ahead from the Oak Creek Planning Commission and Oak Creek Town Board. The convenience store and restaurant, owned by P.K. Baldwin, will take the place of the old Black Mountain Tavern. It was previously located at the Sinclair gas station. Munchies will deliver to Oak Creek and Stagecoach.

The Town Board also approved Java Gym, a new business owned by Danielle Friedman that will be located in the Dovetail Design building on West Main Street. Friedman envisions the business as more health-oriented, with a juice bar in front and a Pilates/exercise/yoga studio in the back of the building.

# BONFIGLIO DRUG

Specializing in Natural  
Preventative Healthcare

**DAVID BONFIGLIO, R.Ph.**  
**970-736-2377**

**877-BONFIGLIO**  
**Toll Free (877-266-3445)**

118 Main Street  
Post Office Box 748  
Oak Creek ■ CO 80467  
Fax: 970-736-8499  
[bondrug@cmn.net](mailto:bondrug@cmn.net)

get updates on our [facebook](#) page



*"Cooking for Steamboat Since 1992"*

Personal Chef Service  
In-Home Fine Dining  
Family Style Meals  
Catered Parties  
Grocery Shopping & Menu Planning

**Chef David Demos**  
[daviddemos@hotmail.com](mailto:daviddemos@hotmail.com)  
(970) 870-0291

# Approved Board Meeting Minutes, July 24, 2010

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 roles; 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, 2nd 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, 2nd 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, abandoned 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 Burgess send a notice of violation to the Carr Property concerning their horses.

The ARC has approved two requests for building modifications.

**Motion:** by Don Alperti, 2nd 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, 2nd 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 Burgess 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, 2nd 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.

## **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 was handed out to board members.

## **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 2nd 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, 2nd 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.

# Update on Morrison Creek Water & Sanitation District

Steve Colby reported that they are still working hard on the water supply master plan and augmentation plan. They are trying to ensure long term water supply for the future development of Stagecoach. The water supply master plan has identified wells and groundwater as the preferable way for supplying Stagecoach with water until near build out.

Use of our 9 cfs Yampa River right is always an alternative, however, and may be necessary at max build out (10,000 people) The augmentation plan is necessary to replace any "consumptive" use of the pumping of any new wells which will be a condition of the Division of Water Resources issuing any new well permits. The key is where any depletive effect occurs.

## Routt County Updates

### South Routt Van Pool Update

The Oak Creek van is established and doing well. For Stagecoach, we need at least 5 riders to commit in order to start a Stagecoach van pool to Steamboat. It is a comfortable ride in a nice 7 person van. (You are guaranteed a ride home in the middle of the day if you need one for an emergency, etc.) The riders decide how many days they want to carpool, where to meet and what time. Contact Michelle Ott if you are interested.  
Michelle\_Ott@hotmail.com

### TIGER Grant

We did not get the TIGER grant for RCR 14, but we now have an "almost" shelf ready-shovel ready project (there are just a few more right of way acquisitions to finalize). So if future monies are available, the county commissioners would be ready and would have a priority on whatever funds do become available.

### More Improvements to HWY 131

Our Routt County Commissioner, Diane Mitsch-Bush was able to get \$7.188 million for 5 more miles of improvements on State Highway 131, South of Choke Cherry Lane (which is past the Stagecoach turnoff.) This \$7,188,880 would be used to reconstruct 5 miles of the existing roadway, adding 8' paved shoulders and passing lanes. This section of highway is performing below the statewide average in terms of safety when compared to similar highways.

Consultants have been conducting studies to determine where and how much this depletion occurs. This is important for utilizing our storage in Stagecoach and Yamcolo. MCWSD already has water storage in the Stagecoach Reservoir (500 acre feet) as well as the Yamcolo Reservoir (60 acre feet.)

Another update from MCWSD is that tap fees and meter rates will increase in January 2011. (Previously this was a "hot button issue" for many, when the tap fees were scheduled to be increased to a total of \$30,000. After working with concerned SPOA owners more than a year ago to come up with another way to raise capital, a schedule has been set to gradually increase fees over time.)

Under the revised schedule: Water tap fees will increase from \$7,000 to \$8,000 and sewer tap fees will increase from \$5,000 to \$6,000. Vault permit fees will increase to \$14,112 (currently \$13,440.) Metered rates for current water and sewer customers will also increase slightly.

# WE WANT YOU!



To be on the Board of Directors for Stagecoach. There are two positions open due to term limits and one position up for re-election.

**Get involved!**

If you are interested please email Sue Kimes at [suekimes@hotmail.com](mailto:suekimes@hotmail.com) with a brief bio and your vision for Stagecoach.

**Town & Country**  
PROPERTIES, INC.

**Proudly Serving Routt County Since 1992**  
**Contact your Stagecoach Specialists**  
**for all of your Real Estate**  
**&**  
**Property Management needs**

Market Analysis • Rentals • Property Checks • Maintenance • Cleaning



**Kerry & Dave Eaton, Broker/Owner**  
**970.736.1000**

Visit our website for all Routt County listings  
[www.steamboatarea.com](http://www.steamboatarea.com)

**Stagecoach Property Owners Association**  
**PO Box 774845**  
**Steamboat Springs, CO 80477-4845**

PRESORTED  
STANDARD  
U.S. POSTAGE  
**PAID**  
STMBT SPS, CO  
PERMIT #58

Remember: E-mail copies are FREE!  
You and your neighbors only receive a  
printed copy of the *Stagecoach Express* with  
payment of a \$5 per year subscription fee.  
Remember to send your email address to  
[gmspoa@zirkel.us](mailto:gmspoa@zirkel.us) whenever you change it.

## Halloween in Stagecoach



*Thanks to Megan Morgan for sharing her pictures of the annual Stagecoach Halloween party. The party was Sunday afternoon, October 31, and started with a costume stroll in Coyote Run Park.*

