

MINUTES OF THE STAGECOACH RANCH
PROPERTY OWNERS ASSOCIATION
BOARD MEETING
August 9, 2022

Attendees: Chris Stewart, Tina Odell, Debi Wong, Norma Navarro, and Annette Hicks

Agenda Items

- 1) 6:06 pm Chris calls meeting to order and asks for consensus to add additional item to President report. All members in favor.
- 2) Chris makes a motion to approve March 28, 2022 minutes. Debi 2nds the motion. Motion carries.
- 3) Member Comments
 - a) Metha Kester brings up the hill on Cripple Creek Stage Rd and wants to know what the plan is there.
 - b) Stacy Boyd states the brush around the neighborhood is a fire hazard and wants property owners to clean up the piles.
- 4) Road committee members Tommy Odell and Jeff Boyd were present to report they have access to 5000 tons of RAP material. It will cost approximately \$300 a load to purchase and they think 100 loads will cover approximately 1 mile of roadway. Each load is 18 tones. They think 20 loads should be enough to start the following roads (Overland Stage, Deadwood Stage and Cripple Creek Stage).

They have a quote of \$150 an hour to blade materials and requested \$30k from POA for approximately 108 loads. They stated some of the problems on the chip and seal roads is a result of the freezes from 2021 and 2022. They once again stated that RAP is the best material to place down based on the POA budget. Chris agreed.

They reported the best option is to have the new material bladed and rolled. They have a quote of \$250 per hour for this option.

Chris stated we have \$35k in the current budget for road projects. Annette makes a motion to authorize up to \$30k to purchase RAP. Tina 2nds the motion. Motion carries. A private road fund will pay for the labor and equipment rental.

Road committee then gave their best estimation on how to handle the hill on Cripple Creek Stage Rd. They report the best way to fix it properly is to have concrete poured. They estimate the cost to be approximately \$100k. They think with rock and base, it could be approximately \$35k. A grinder (milling machine) rental is another option to reduce the size of large rocks. They will look into having a concrete guy give an estimate.

5. President Report- There was a new election of officers as this was the first board meeting after the annual member meeting in April. Annette makes a motion to assign new officer roles as follows:

Debi Wong- President
Chris Stewart- Treasurer
Annette Hicks - Vice President
Tina Miller Odell- Secretary
Norma Navarro- 5th member

Tina 2nds the motion. Motion carries.

6. Treasurer Report- see website for up to date report.

7. No action was taken on appointing a task force to study the annual assessments. The action is to get a legal opinion on how each section can vote on issues.

Annette & Chris will contact an attorney to ask about the process.

8/9. Board broke into executive session at 7:28pm and reconvened at 7:50pm. Separate minutes for Executive Session.

10. Agenda items for next meeting are

- a) an additional executive session is needed for some lingering items.
- b) Setting a date for a community event.

11. Next meeting date is set to September 20th at 6pm at Almost Grown Ice Cream shop

12. No additional Board member comments.

13. Tina makes a motion to adjourn at 7:51pm. Debi 2nds. Meeting adjourned.