

MINUTES OF THE STAGECOACH RANCH  
PROPERTY OWNERS ASSOCIATION  
BOARD MEETING  
August 23, 2021

6:04pm Agenda Item 1-

Chris Stewart (President) calls meeting to order. Other members present are Norma Navarro and Tina Miller Odell presenting a quorum.

2- Approval of Minutes from Special Sessions conducted in June and July are motioned for approval by Norma. Chris 2nds the motion. Motion carries.

Executive session minutes will be reviewed and presented at next board meeting.

18- Chris moves this item up at this time for members to mention and discuss.

3- Road Repairs - Board is clearing the way through legalities and clarifying that POA has insurance for repairs. Blade work and materials are needed for dirt roads. Road committee to be consulted on this issue. No contracts are in place. Road committee will be contacted this week to establish a timeline. Blade/Roller/Base is needed to correct drainage issues.

Member mentioned that existing culverts should be cleaned and properties without culverts should be installed. Chris is reaching out to the road committee to plan next steps. Cripple Creek Stage Rd is top priority.

4- Sherwood bookkeeping charges an hourly rate. 2 ½ years need to be entered into Quickbooks. We are hiring this firm because a 3rd party instills transparency. This is temporary now but may be needed in the future. Costs should be under \$1000 to bring up to date. Norma makes motion to approve. Chris 2nds motion. Tina 3rds. Motion carries.

8- Treasurer's Report- Chris read from email composed by Annette Hicks, treasurer. Report will be posted by mailboxes and posted to website.

5- By laws state that POA needs an Architectural Review Committee (ARC) for new construction projects by property owners. Norma will lead this committee. Other members will include Chris Stewart and Debi Wong. Tina and Annette will serve as alternatives for this committee. Chris makes motion to approve. Tina 2nds. Norma 3rds. Motion carries.

6-Norma makes a motion to increase Fee to prepare Resale certificates of \$400 per transaction vs. current \$60 fee. Chris 2nds motion. Tina 3rds. Motion carries. \$400 fee effective immediately on all new property transfers.

7B- President's report- Copies to be posted to website. No budget has been presented for past several years. Chris prepared a draft and it is subject to change once Quickbooks is reconciled. Chris also presented records of previous years for reference.

7A- Assessment season to begin in December 2021. Once financials are ironed out, we will have a clearer understanding of where POA stands.

9- Chris makes a motion to authorize expenditure to Post Office to access mailboxes. Tina 2nds. Motion carries.

10- Tina makes a motion to install Private road signs due to trespassing and avoidance of potential lawsuits. A budget of up to \$300 is proposed to pay for signs. Norma 2nds motion. Motion carries.

7:22pm Annette Hicks (Treasurer) joins meeting.

11- Tina makes motion to send a cease and desist letter to TDS and Ranches at Hamilton Pool HOA and create a barrier with no trespassing signs on SR private road. This is because of unauthorized use of an owner of RAHP accessing his property on Stagecoach Ranch Loop Rd. Annette 2nds motion. Motion carries.

14- Bylaws state a corporate seal is needed to be used by secretary for SR documents. Chris makes a motion to use a graphic artist neighbor to create seal. Annette 2nds. Motion carries.

15- Items for next meeting are as follows: Road committee to attend next POA board meeting. Chris is also trying to set up a possible meeting with Mirasol Springs representative. If it takes place, Chris will bring info.

16- Chris makes motion to schedule next POA meeting date on September 20th @6pm at Almost Grown. Annette 2nds. Motion Carries.

17- Board Comments- Norma suggests scheduling a work day to clear road right of way from trees overhanging and painting low water gauge and road signs. Tina suggests updating website.

18- Association comments - None

7:55pm Regular session ends

7:59pm Executive session begins (separate minutes prepared)

8:33pm Chris adjourns executive session and calls to reopen regular session.

8:34pm Chris makes motion to adjourn regular session. Tina 2nds. Meeting is adjourned.