Stagecoach Ranch Property Owners Association

Monthly meeting of the Board

February 24, 2021

Pursuant to the notice of monthly meeting, the monthly meeting of the board members of the Stagecoach Ranch Property Owners Association (SRPOA) was held on February 24, 2021 at 1:00pm via Zoom.

Board members in Attendance:

-Doug Anderson, President

-Chris”tina” Miller Odell, Secretary

-Jessica Bouthillier, Treasurer

Member Attendance:

--Gary Gibson

Doug Anderson, as President of the association called the meeting to order at 1:03pm. Doug began the meeting by welcoming all in attendance. He gave approval for the previous month minutes.

The next item brought before the board was the treasurers report. As of February 5th, the approximate amount in accounts receivable is $28,465.72 ($12,598.13 within of which the past 30 days due to POA dues. Remainder of accounts receivables is due to past due POA dues by 2 members).

Board members then discussed road work that needs to be completed throughout the seven miles of private road in the neighborhood. An estimated $30,000 is estimated available for road maintenance. Per January 2021 meeting, the board has received and is currently working on attaining more quotes for said work.

Doug Anderson, president has received the following quotes for road work.

-For a single coat of chip seal for existing paved areas, estimated costs are approximately $1/SF yielding a total cost of approximately $100k. The first focus is on paved areas in need of repair to avoid those areas getting worse.

-A 400 ft. stretch of road around Cripple Creek Stage Rd. is approximately $9,000 to repair

-If POA raises $150k from members, Stevens Paving will work on 3 miles of roads for .50/mile. We discussed the possibility of a special assessment of $1,000 per property owner (147 owners) to pay for this quote.

-We also discussed the option of Hays County doing the road work. A previous quote attained by Doug from the county was approximately $3M. This would be paid by each property owner over 10 years resulting in an increase in taxes by approximately $2040 per year.

Jessica Bouthillier mentioned she would research the possibility of FEMA assistance due to the recent ice/snow storms.

Chris”tina” Miller Odell mentioned she had another person coming out to assess the roads and provide a quote.

Our next order of business was discussion of the updates to website. Jessica is currently updating the site as information comes her way.

The next topic was the proposed work to be done in the mailbox area. We’ve received a quote for labor for this project of $800 and the board approved it. We are waiting on better weather conditions to complete the work. This work includes placing a 3’x4’ concrete pad to mount additional mailboxes and construction of a cover for existing and new mailboxes. This project will be completed via a combination of SRPOA funds, volunteer efforts, and/or donations.

Our next annual meeting of members for SRPOA will be held on April 21, 2021 @ 6:30pm via Zoom. The board will be proactive in meeting the 30 day deadline prior to the meeting so that all members of the SRPOA have an opportunity to attend. During this meeting we will be asking property owners to vote on road work issues to be done. Votes will be cast via SRPOA website or mail in. Chris”tina” Miller Odell, secretary, will count the votes and have a witness present as an auditor for this process. Per bylaws updated in 2018, any property owner in default will not be allowed a vote until their account is current and all outstanding balances are paid in full.

The last order of business was discussion of two property owners in violation of restrictions regarding visible collection of unsightly items seen from the street. Letters will be sent to these owners to give them a chance to clean up their property before any further steps will be taken.

Doug opened the floor to board members to discuss any other items before the meeting was adjourned.

With no further business to come before the next board meeting, Doug made a motion that the meeting be adjourned at 2:04pm. Upon unanimous approval by all those present, the meeting was adjourned.

Christina Miller Odell

Secretary