Stagecoach Ranch Property Owners Association

Yearly meeting of the Members

April 21, 2021

Pursuant to the notice of yearly meetings, the yearly meeting of the members of the Stagecoach Ranch Property Owners Association (SRPOA) was held on April 21, 2021 at 6:30pm via Zoom.

Board members in Attendance:

-Doug Anderson, President

-Jim Campbell, Vice President

-Chris”tina” Miller Odell, Secretary

Member Attendance:

--11 property owners

Doug Anderson, as President of the association called the meeting to order at 6:38pm. Doug began the meeting by welcoming all in attendance and announcing a quorum was present.

The next item brought before the board was the treasurers report. As of March month end, the approximate amount in POA account was $25,939.99. An additional deposit of $102.21 was made on April 5th bringing the account balance to approximately $26,000.00.

Property owners who’ve invoices are past due and have not been paid were asked to pay asap so we can conduct business.

We then discussed road work that needs to be completed throughout the seven miles of private road in the neighborhood. The majority of monies in the account will be used for roadwork and any additional funds will be used for additional expenses incurred by the POA. To date we have received 4-5 quotes for work and Doug announced that he is leaning towards Stevens Paving for retouches of their previous work and to address 3 additional areas. He received a quote of $8900 for work on the area at the end of Cripple Creek Stage Rd.

We discussed election of board members. Members were encouraged to email the POA directly or Tina to elect members or to volunteer. There was then a motion made to re-elect existing members. It was noted by Tina there was no way to count the votes via zoom.

Our next order of business was discussion of the Stagecoach Ranch website. Site is constantly being updated and all information pertaining to the neighborhood and its members is accessible there.

The next topic was the proposed work to be done in the mailbox area. Work in this area should begin in May. 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 quote for labor was $800 and was voted on and approved by the members of the board in early April. Stan Gilbert has volunteered to provide solar lighting in this area.

Doug then opened the floor to members to discuss any additional topics before the meeting was adjourned. Topics were as follows:

1-Jim Campbell, VP of the board, and Stacy Boyd, a property owner, were confrontational regarding 18 wheelers having access through a back gate to be one of the reasons for road repairs on Overland Stage Rd.

2-Property owners suggested and discussed the advantages and the need for the yearly budget to be posted to the Stagecoach Ranch website.

3-We discussed the possibility of the board implementing a special assessment fee of $1000 per property owner to raise additional monies for needed roadwork. The point was made that the neighborhood is divided into 6 sections and 5 of those sections would have to vote in order for the assessment to be implemented.

4- Doug, President of the board, announced that Steven’s pavement has provided a quote that would repave 3 miles of roads for $150k.

5- We also discussed other options of potential roadwork costs including Hays County to take over the neighborhood which would be a very long and costly process including a huge increase in property taxes.

Another quote was provided by Tina Miller Odell, Secretary. The quote she received was from Odell Equipment in the following amounts for base and grading only and did not include patching holes in the existing paving.

Stagecoach Loop $33,600 Cripple Creek $20,350 Deadwood Stage $4075 Overland Stage $9550.

6- There was discussion of a volunteer group to work collectively to “pretty up” the neighborhood entrance. Tina agreed to head up this effort.

7- The last discussion was regarding 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.

With no further business to conduct, Doug made a motion that the meeting be adjourned at 8:17pm. Upon unanimous approval by all those present, the meeting was adjourned.

Minutes taken by:

Christina Miller Odell

Secretary