

MINUTES OF THE STAGECOACH RANCH PROPERTY OWNERS ASSOCIATION BOARD MEETING

September 20, 2021

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

Agenda Item 1) 6:00pm Chris calls meeting to order. All board of directors are in attendance.

2) Chris makes a motion for minutes from Aug 23rd to be approved. Norma 2nds motion.

Motion carries.

Executive session minutes from July 6 and 16 are not approved due to mix up in google docs.

Approval pushed to next board meeting.

3) Road committee (RC) makes a presentation to address work on dirt roads in neighborhood.

Ron Garrett recaps previous work. Presented opinion of RC that Cripple Creek Stage Rd is the worst in neighborhood in terms of work needed.

RC has obtained RAP (recycled asphalt pavement) for free but POA will need to pay for the haul. RC estimates 20-25 dump truck loads. RAP to start at Deadwood Stage Rd and work around the loop. The focus will be on hills and curves. Estimated cost of hauls will be around \$7k. Eventually skid rollers will need to be rented. The long term goal is once RAP is applied, a seal coat will need to be applied so roads will be long lasting.

Cripple Creek Stage Rd is a bigger project. One idea is to terrace with concrete barriers to avoid washouts. Annette suggests working on this area very soon. Ron Garrett will begin solicitations for private donations for road work. He makes the point that \$200 is not enough money in assessments for each property owner. He states we are spinning wheels and the assessments need to be raised.

Tommy Odell, RC member, talked about the drainage issues in the neighborhood. He stated the rental of a backhoe may be needed. There are 5 areas in the neighborhood that have water coming across the roads creating wash out situations and impassable roads. Tree trimming is also needed for passage of equipment.

Norma suggests a future discussion about a special assessment to address the roads and drainage issues. Cindy Lott suggested a vote to implement a special assessment. Chris suggested such a vote take place in April at the annual meeting of property owners.

RAP material will be available soon because of existing road projects in surrounding areas.

Work in the neighborhood for application could begin before October 1.

There may be a need to rent a blade or roller for proper application of RAP materials.

Once RAP is in place, Hudson paving has stated they will work with the board's budget to apply chip and seal.

Josh Bennett, RC member, suggests \$10k be allotted from POA board to cover costs of hauling and equipment rentals.

RC stated again that the drainage issues are a main concern to consider so the work isn't done in vain..

RC stated that James Kykendall, RC member, is in possession of pipe culverts previously purchased by POA to use for drainage issues that POA is responsible for in common areas. Any other areas that need a culvert should be paid for by the property owners responsible.

Ron and Tommy, RC members conclude their presentation and leave to meet with people with RAP materials for more details.

7) Presidents report -- Chris prepared and presented budget at last meeting as a draft. Budget was prepared as a best estimate.

\$5k - road maintenance

\$15k- road improvements

Annette suggests taking \$5k from operating reserve and adding to road improvements.

Chris makes motion to reduce general road maintenance fund to \$2k and to add the extra \$3k from the general road maintenance fund and \$5k from operating reserves to bring the road improvements total to \$23k. RAP allocation will use up to \$9k and the left over \$14k can be used towards drainage. This will bring the operating reserve amount to \$11,426.40.

Annette 2nds the motion. Motion carries. Vote is unanimous and budget is adopted.

6) Annette reviews and presents the Treasurer's report. There is a 3rd party still working with Annette to reconcile books. Copies of checks from May 2018-Sept 2019 are being collected and reconciled. The intent is to complete reconciliation of QB before 2022 assessments are sent to property owners.

5) Mailbox keys. Post office came and rekeyed boxes on Sept 17. Anyone who needs a mailbox key can go to DSPO to obtain.

4) Action on Road Repairs- In light of conversation with RC, \$9k will be made available for hauling, equipment rental, labor, and incidentals.

Annette makes a motion to adopt. Debi 2nds motion. Motion carries.

To access funds, RC needs to contact Annette or Chris.

Norma wants to know what can be done to increase dues or implement a special assessment.

Chris is adding this item to next meeting agenda for discussion.

8) Chris addresses the 200 acre property at the end of Overland Stage Rd. There have been reports of people accessing this property without permission. Chris stated he has sent a letter to the property owner to request a meeting to discuss details and how to be neighborly.

Property in R@HP--Chris received a call from owner. They state they have been in CO since May 2021. They were under the impression there was an agreement with our POA to use our roads to access a back gate. We do not have a record of any agreement. They have a contractor doing work on their property and thought it okay to use our road. Owner of said property is willing to pay for road use.

BOD discussed options to provide road use to owner including:

- Road Impact Fee
- Inflated Fee
- Stop Use
- Emergency Use Only

Chris is to send letter requesting a road impact fee of \$1000 for past use of road along with an agreement for emergency reciprocal use. We are not interested in allowing future ongoing use to this property owner.

9) No executive session.

10) N/A

11) Architectural Review Board (ARB) discussion.

- We will continue discussion about outsiders road use in next session.
- Discussion of Special assessments and/or increase in dues set for next session.
- Set calendar for next year's meetings in next session

12) Next BOD meeting is set for October 18, 2021

Annette makes motion. Tina 2nds motion. Motion carries.

13) Debi asks about Mirasol Springs meeting. Chris states a meeting is set for Sept 29 with him and few other property owners on Overland Stage Rd.

14) No member comments.

15) Tina makes a motion to adjourn. Debi 2nds motion. Meeting is adjourned at 8:57pm.