

The Stagecoach Homeowners Meeting was called to order on August 20, 2011 at 1:05 pm.

Resolution 1 - Approve the 2012 proposed budget (see enclosed). Summary is:

- No common assessment for 2012. We will use the current fund excess to draw down the account (\$40,000). This money will be used for removed blown down trees, dead trees (by Kevin Dunn) and to spray the noxious weeds on the sides of the roads (ditch area) in the Stagecoach subdivision. It was not determined who would be spraying the noxious weeds.

The noxious weeds that are an issue now are: oxeye daisy (wooly daisy), Canada thistle and yellow toadflax. A complete list and grand county management plan can be found at:

<http://co.grand.co.us/DNR/Links/NoxiousWeedMgtPlan.pdf>. If you need pictures, <http://www.colorado.gov/cs/Satellite/Agriculture-Main/CDAG/1167928184099#C> is a good bet.

**Proposals:**

Each homeowner is responsible to clear their lot of noxious weeds by July 2012. (NOTE: We will come up with a marking scheme for the contracted sprayer, so people who have cleared their ditches can avoid spraying. This is also a good time to transplant the small trees which have sprouted up over the past several years.)

Option A: Pull out or cut and bag all noxious weeds on your property

Option B: Spray noxious weeds in spring and/or early summer 2012

Option C: HOA board has the option to pay for spraying just along the roadside using the reserve assessment funds.

Option D: if you don't want your roadside area sprayed then the homeowner needs to have all of the noxious weeds on their property removed by July 2012.

**Motion:** Use up to \$10,000 (from the current fund excess ) for the removal of blown down trees, dead trees and spraying of noxious weeds in the spring or summer of 2012. **Approved**

- Plan to only spray about 305 common area trees, same as 2011.
- Spraying update. The beetles have moved out of the area. Yeah, we reached the goal of discontinuing the spraying and we have a healthy forested subdivision.

**Motion:** No common area trees will be sprayed in 2012. **Approved**

- \$125 for the road fund is required by each lot owner for 2012.

- Septic assessments will be part of the budget for lot owners that require them. These are usually performed in September.

**Motion:** Approve Resolution 1 with above changes incorporated. **Approved**

Resolution 2 – Approval of all actions (bill paying, budgets, etc.) taken by the board during the 2010/2011 year. In addition, to carry over excess operating funds from 2011 into the 2012 year.

**Motion:** Approve Resolution 2. **Approved**

- Election of officers.

All 3 officers have accepted to remain for another year. However, next summer at the HOA meeting the president, vice president and the secretary positions will all be available.

- Completed sign landscaping and covenant signs.

Thank you from all of the homeowners to John and Kathy Hart, Ethan Hart, Ken Coors and Kent Wehmeyer for offering their time, muscles and Bobcat to the beautification of the Stagecoach Meadows entrance sign. Also for Bruce Byrd for painting the sign last fall. It looks wonderful. Thank You!

- Current past due accounts \$9639(3 lot owners, Gebaurer, Marleau, and Valdes) tried collection agency's but little interest. Anyone have contacts/ideas on this?

Leans on these lots are recorded. Chris Koerner contacted a few collection agencies regarding these lots. They were not interested in assisting with the collection of the funds. No one had any other suggestions.

- Covenants – Follow them, if in doubt; contact the board/DRC/forestry committee.\_

Snow removal will continue for 2011-2012 with Jay Conrad, at \$150/trip or a maximum of \$5000 for the season. Bruce Byrd will ask him to plow when there are 4 or more inches of snow instead of 3 inches. It was suggested that Jay also be asked to try and keep the driveways as clear as possible and to keep the sides of the roads as open as he can ( prevent narrowing of the roads).

Well water sampling. The county requires the Stagecoach Meadows subdivision to submit well water samples from lots 26 (Terry and Patricia Colip) and lot 7 (Roderick S Russell Trustee) every year. This has been very challenging since neither of these are full-time residents. Debbie Wehmeyer will attend a County Commissioners' meeting to explain the situation and suggest using homes that have full-time residents.

The meeting was adjourned at 2:29 pm.

Submitted by,

Debbie Wehmeyer

Stagecoach Meadows HOA Secretary