

Stagecoach Meadows Homeowners Association  
Annual Meeting Minutes

Dear Stagecoach Home Owners Association members:

The annual HOA meeting was held on August 18, 2012, 3:00 pm at Chris and Janet Koerner's house 1076 Stagecoach Drive, Fraser, CO.

Attending

Chris Koerner – President - and Janet Koerner (lot 18)  
Bruce Byrd - Vice President – and Patty Byrd (lot 4)  
Steve and Michelle Kranker (lot 34)  
Dawn and Gary Schoen (lot 40)  
Ken and Ginia Coors (lot 44)  
Michael and Suzanne Strear (lot 47)  
Laura Braden(lot 58)  
Gregg and Rowena Freebury (lots 11,12,43)  
John and Cathy Hart (lots 31,32)  
George Eastman (lots 14,15,17)  
Gordon Parker(lot 22)  
Jane and Demos Kotsanos (lot 3)  
Cam and Carlene Roberts (lot 29)  
Glenn and Linda Pettet (lot 1)

Proxies

Chris Koerner for lots 10,19,28,51,52,56.  
Bruce Byrd for lot 50.

Quorum 26 lots represented out of 59. Bylaws require 20% which is 12.

Resolution 1 - Approved the 2013 proposed budget amounts as presented:

- No common assessment will be collected this year. The Association will draw down the current fund excess,
- Annual Road Fund assessment of \$125 to be levied on each recognized lot,
- No plan to continue pulling weeds in the common areas this year, will pay for pulling up to the budgeted amount in 2013.
- Snow removal, the new board will determine whether to contract for snow removal as a flat fee or pay as needed. The board is authorized to draw down from the Association fund excess for snow removal as needed but will first draw on all available unexpended budgeted amounts.
- Replacement or modification of the Stagecoach Meadows sign is authorized to the extent funds can be drawn from all available unexpended budgeted amounts.
- Septic assessments will be part of the budget for lot owners that require them. These are usually performed in September.

Resolution 2 – Approved all board actions (bill paying, budgets, etc.) taken by the sitting board during the 2011/2012 year.

Resolution 3 – A motion was approved that the Association will not currently pursue collection of the amounts owed to it by Gebauer.

Election of officers. The 2011-2012 elected officers did not run. The following Association members volunteered and were elected as officers for 2012-2013. All newly elected board members will have check signing authority and payments will be approved by the board.

- President – John Hart (lot 32)
- Vice President – Dawn Schoen (lot 40)
- Secretary Treasurer – Gordon Parker (lot 22)

Presentation – Water Rights and Association Member Responsibilities:

Elena Campbell (downstream water right holder with senior water right to the association)

Ms. Campbell provided a quick overview of water interest rights associated with water flowing through the ditch crossing the subdivision. She reminded association members that they have a responsibility to provide access to the ditch and that appropriate action is taken to maintain the ditch.

There were discussions concerning the following matters:

- Carry over excess operating funds from 2012 into the 2013 year,
- Snow removal, flat fee versus pay as needed,
- Weed pulling,
- Trails over ditches,
- Repair of pond valve,
- Stagecoach Meadows sign replacement and/or modification,
- Water samples from homeowners,
- Bear locks on trash cans, get them if you can.
- Current past due accounts are approximately \$3000 owed by:
  - Valdes (Lot 59),
  - Gebauer (Lot 57) –Per the board the property went into foreclosure. The association can only recover what was owed by pursuing legal action directly against Gebauer.

#### **2011-2012 Outgoing Prior period Board Officers**

Chris Koerner - President

Bruce Byrd - Vice President

Debbie Wehmeyer – Secretary Treasurer

#### **2012-2013 New Board Officers Elected 8-18-2012**

John Hart – President

Dawn Schoen - Vice President

Gordon Parker - Secretary / Treasurer

Minutes were unanimously approved by the new Board Officers on September 3, 2012.