

# Stagecoach Meadows Homeowners Association Annual Meeting Minutes

**Date:** October 24, 2015

**Location:** Fraser Valley Library, Fraser, Colorado

## I. CALL TO ORDER:

Chris Koerner, HOA President, called the meeting to order at 1:04 PM.

**Directors Present:** Lester Butt, Chris Koerner, Ron Wawrzynek

**Members:** 18 owners present representing 19.5 voting rights. 13 proxies submitted.

**Guest:** Jennifer Scott from the Grand County Division of Natural Resources

The meeting quorum requirement of 20% was met with 32.5 of the 59 (55%) voting rights represented at the meeting.

## II. COVENANTS:

The committee's overall philosophy is to maintain the current covenants/by-laws and add in good governance policies. The idea is that all current owners signed up for this when they bought their lots so no big changes. A working copy of the covenants rewrite and a summary of the proposed changes were sent to the HOA owners prior to the annual meeting.

Several straw polls were taken at the meeting to help inform the work of the committee.

- The majority of the owners present were in favor of considering some changes to the landscaping requirements with respect to DRC approval.
- The majority of the owners present favored changing the pet enclosures height from 42" to 60", and increasing the total area from 200sq. ft. to 400 sq. ft. The recommended fence type would be split rail with wire. All pet enclosures and fences of any type would still require DRC approval.
- The majority of the owners present did not favor allowing ground mounted solar.
- The majority of the owners present favored adding language to clarify that owners are responsible for insuring their renters/guests comply with the covenants and assume all liabilities. They also favored no minimum rental/lease period.

The committee's current working timeline is to submit documents to an attorney in February 2016 and have completed documents sent to the HOA members by April 2016. The covenants require 67% member approval and a vote will be held at either a special HOA meeting or the 2016 annual meeting.

## III. NOXIOUS WEEDS:

Jennifer Scott from the Grand County Division of Natural Resources (DNR) presented information on noxious weeds and the DNR current control methods in Grand County.

Email: [jscott@co.grand.co.us](mailto:jscott@co.grand.co.us), 970-887-0745 (work), 970-531-2383 (mobile)

- The top three noxious weeds are Chamomile, Oxeye Daisy, and Canada Thistle. All three are growing throughout Stagecoach Meadows. Chamomile and Oxeye Daisy are common along the roads and Canada Thistle is common near wetland areas.
- The DNR has been using Milestone herbicide to help control noxious weeds for seven years.

- DNR recommends using a professional applicator to ensure proper application for anything other than spot spraying on individual lots.
- Hand pulling is effective for Chamomile and Oxeye Daisy but has low efficacy for Canada Thistle because it has root systems up to 30 feet deep.
- Additional information is available at <http://co.grand.co.us/140/Noxious-Weeds>

Dawn Schoen volunteered to contact licensed weed sprayers and research costs and weed control options for the community.

#### **IV. DESIGN REVIEW COMMITTEE (DRC):**

The board solicited members for the DRC. Bruce Byrd, Candice Kiesow and Suzzane Strear volunteered to be on the committee.

#### **V. DOGS**

Chris reminded owners that per the current covenants dogs need to be on a leash if they are not on your property. This will be changed in the covenants rewrite to be sight and voice control which is consistent with Grand County regulations.

#### **VI. HISTORIC BUILDINGS**

A Historical Structure Assessment and Preservation Plan (HSA) has been completed for the Ford Barn and Stagecoach Hotel. This document details the history, historical significance, current structural assessment, and preservation work plan. The HSA is one of the first steps in the restoration process and is required when applying for grants. The HSA will be posted on the Stagecoach Meadows website.

- Restoration is ~\$400k to \$600k per structure. If the HOA forms a 501(c)(3) and receives restoration grants the non-profit will still need to raise 25% for matching funds.
- There is a donor who would match funds up to \$25k.
- The HOA has ~\$1.5k left with Historic Fraser to apply to the property. This could also be used for signage if restoration is not deemed feasible.
- Time is of the essence since the buildings are rapidly deteriorating.

Greg Braden and Rhonda Dorchester volunteered to work with HistoriCorps and Colorado Preservation, Inc. to evaluate options for the structures and recommend a course of action to the board and HOA.

#### **VII. NEW BUISNESS**

Gregg Freebury will be marking the community trail system for snowshoeing this winter. Gregg also volunteered to investigate costs for permanent trail markers.

#### **VIII. FINANCIALS**

The 2016 fiscal year operating and capital budgets were sent to the owners with the annual meeting notice.

- \$300 common assessment to cover all anticipated costs and results in a ~\$2k reserve.
- \$350 assessment for the capital road fund. Same as 2015.
- Septic assessments will be part of the budget for lot owners that require them.

It was noted that the \$5k budgeted for the covenant legal fees may be low based on recent quotes.

## **IX. RESOLUTIONS**

1. Motion made by Donald Frey and seconded by Michael Strear to approve the fiscal year 2016 proposed operating and capital budgets as presented. Motion approved.
2. Motion made by Michael Strear and seconded by George Eastman III to approve the 2015 annual HOA meeting minutes and all actions (bill paying, budgets, etc.) taken by the board during the 2014/2015 year. In addition, to carry over excess operating funds from 2015 into the 2016 fiscal year. Motion approved unanimously.
3. Motion made by George Eastman III and seconded by Michael Strear to increase the 2016 budgeted amount for covenant legal fees from \$5k to \$10k. In addition, increase the common assessment by \$90 to cover the cost increase. Motion approved unanimously.

## **X: BOARD ELECTION**

Chris Koerner, Dawn Schoen, and Ron Wawrzynek were unanimously approved as the HOA board of directors.

## **XI: ADJOURNMENT**

The meeting was adjourned at 3:34PM.

Ron Wawrzynek  
Stagecoach Meadows Treasurer/Secretary