

Stagecoach Meadows Homeowners Association

Annual Meeting Minutes

Date: October 14, 2017

Location: Fraser Valley Library, Fraser Colorado

Directors Present: Chris Koerner, Ron Wawrzynek, Dawn Schoen

Members Present: 10 Owners, 3 Directors, representing 13.5 voting rights

30 Proxies, representing 30.5 voting rights

Total voting rights represented: 44 voting rights out of 59 allocated voting rights

The meeting quorum requirement of 20% was met and the 51% requirement for approval was exceeded.

AGENDA ITEMS

Call to Order: Chris Koerner called the meeting to order at 12:14 p.m.

Approval of 2016 minutes was unanimous.

Approval of all actions taken by the Board since the last annual meeting was unanimous.

Historic Fraser Inc., 4 Bar 4 update: Rhonda Dorchester & Kent Wehmeyer gave updates on the restoration progress of the buildings. HFI (Historic Fraser Inc.) was awarded a 200K grant for the restoration of the Barn building. This Grant requires a matching %, and at this time HFI needs an additional estimated 40+ Thousand for that match before the grant dollars are released for construction. The question was asked, what if HFI does not secure the required matching funds, within what specified timeframe? Rhonda will look into this and report back to the HOA Board. Rhonda, who is the president of HFI, will also report back to the HOA Board on what Plan B will be in the event they are unable to secure the matching \$. If the matching dollars are raised, construction on the Barn would begin next Spring. If the Barn is restored, then HFI would solicit another Grant for the reconstruction of the Hotel Building.

Roads: Chris Koerner gave an update on our private roads. He and Ron met with the County to discuss having the County take on the approximate 1.5 miles of private roads for plowing and maintenance. The County has not taken on any roads in several years, and they are unwilling to take on our roads at this time. The HOA determined it would be in our best interest to file an application, so as to be on record, of our desire to have the County take on our roads. This will at least provide a formal request and the HOA board will continue to pursue this option. The formal application will cost a couple of hundred dollars, which was approved.

LOT Cleanup: First the Board thanked Dawn Schoen for all her work on obtaining Grant money for logging within the HOA. In 2016 and 2017 \$23,184.95 was awarded to the HOA for common space and various members who filed for Grant dollars. These Grant dollars saved the HOA approximately \$4,000 in logging expense for the common areas, and the remainder was applied to Owner Grant requests.

The discussion moved to what the HOA owners want the Board to do with respect to owners who fail to comply with our covenants, and remove dead trees and slash/debris from their property. Assessing a \$10 per day fine for violations that continue after the proper notification / notice period has been served, and then the pursuit of a court order to allow the HOA to correct the violation should the owner fail to correct the violation within the specified timeframes. The vote by the HOA was as follows:

- 14 Owners did not respond yes or no
- 7 NO votes (proxies)
- 38 Votes in favor of fines & Court Orders

The Resolution passed with a majority of 64% of the HOA allocated votes in favor of fines and court orders to enforce covenant violations. Resolution by Rhonda Dorchester, seconded by George Eastment.

WEED Control: The discussion was concerning what the HOA should do about common space weeds, as well as Owner responsibility to comply with the Grand County noxious weed mandate. The consensus was that Owners need to ensure they assess and review their lots for the two most noxious weeds which are Thistle and Chamomile. If a lot fails to treat these noxious weeds and it affects common space or a neighbor's lot, these lots will be notified they are in violation of our covenants, and asked to remediate the problem. With respect to our common spaces, and the roadways, the HOA approved spot treatment of these areas, using a professional sprayer to ensure proper treatment and avoid a dump of chemicals. Next spring, Owners will be given the option to "opt out" for spraying at the roadway in front of their lot. If an owner opts out, it requires they treat the weeds, pull the weeds, or use some other means to ensure the weeds are removed. The resolution, by Chris Koerner, seconded by Rhonda Dorchester, passed by a majority vote.

SIGNS: Just a reminder that all signs must be approved by the DRC and Board, with proper notice to the HOA per the Covenants, prior to putting one up. Standard real estate signs and political signs per the state statutes do not require approval. Chris indicated that he spoke to the sheriff, his insurance agent and Ron spoke to a land use lawyer, all who concur a no trespassing sign is not required to prosecute trespassers on your property. No Trespassing sign requests need to go to the DRC for review.

PLOWING: Michael Solomon offered up a bid from a local plow company in case any owners wanted to take advantage of this service. Those in attendance indicated they were happy with the companies they used, and that they would not change providers. Several owners have their own snow removal equipment and don't use a service. Thanks to Michael for looking into this on behalf of the HOA. Known providers will be put on the website.

With regards to the plowing of our roads, the HOA board was not satisfied with this year's "flat rate" offered by our previous provider. Chris obtained additional bids. The HOA will contract with Mountain Madness and pay on a per plow basis. To save some expense, Dawn will contact the plowing company during the month of November and the spring months to schedule plows rather than an automatic plow for 3" snowfall.

TRAILS: This discussion was about the possibility of making our trails "year round" trails for walking, biking, and then winter use. In addition, the trails committee will be looking into expanding the trails based on the approved easements on our Plat. Addressing how we can mediate the two wetland areas where the trails pass through will be under consideration as well. Michael Solomon has joined the trails committee. Gregg Freebury will be putting better stakes along the trail and time permitting will weed hog the trails to cut down on the brush. A resolution was made, seconded by Andrea Friedlander to approve \$2,000 to assess, upgrade and expand what could be done this year and into next year. The resolution passed unanimously.

SAMUELSON PERMIT UPDATE: The owners of this property have the right to grow hemp and the County can't restrict them as they are now shareholders in the business. If these same owners want to cut fence posts for their own personal use, the County can't restrict them from doing so, but they are not allowed to run the fence business from the site. The Owners of the property have the right to file for an "event permit" should they wish to have a wedding or other events at their property. That said, we have the ability to call the county

and complain if there is excessive noise, or we see violations on the property etc. They can still run their Woodmizer Sawmill on the lot as long as it is for a forestry use on their lot. The email we received from a neighbor said he thought they were still running the fence business from the site because of the truck traffic on the road, and the sawmill was in operation, but it is impossible to prove that they are using it for fences offsite.

NEW BUSINESS: Bruce Byrd requested the HOA put a dead-end sign on the road at the corner of his lot and the street leading into the cul-de-sac to let drivers know that is not a through street.

The HOA voted to replace the stolen street signs, shotgun drive and buckboard court with signs which will be much harder to steal. In addition, the HOA will put a sign at the pond by the barn indicating the pond is private and for use by SCM. The HOA will continue to stock the pond for use by SCM Owners and their guests.

SEPTIC INSPECTIONS: The HOA will no longer contract with providers to do septic inspections for SCM. This will be left to the Owners. A list of known providers will be put on the SCM website.

FINANCIALS: SCM is in a good financial position. The activity and expenses were reviewed and payments to Owners for Grant money were explained. Bruce Byrd made a motion to approve the proposed Operating Budget, seconded by George Eastment, and the motion passed unanimously

There was a discussion about the Capital Budget associated to our roads, if sufficient funds were being put into reserve to address the maintenance and future repaving at some point. Chris obtained a bid for repaving our roads and additional bids will be obtained over time. In addition, the Board was authorized to obtain an independent review of the roads, the life expectancy along with repair and replacement cost projections. Given what we believe to be the case today, we are not putting a sufficient amount into reserve, so the road fund dues will be increased for next year to \$450 per lot, and as information is obtained, dues may require adjustment each year to ensure the HOA has the necessary reserve.

There was a discussion that those Owners who live on CR517 (also known as Pilchner Drive) do not use these roads and don't want to have to pay additional dues associated to maintaining them. Capital assessment allocations are outlined in the Covenants and are independent of individual owner use of association properties. Bruce Byrd made a motion to approve the Capital Assessment dues from \$350 to \$450 for the 2018 budget. The motion was seconded by Andrea Friedlander, and the motion was approved. Total Dues for 2018 will be \$850 per Lot.

WHITE PINE SCALE – TREATMENT OF COMMON SPACE TREES: Discussion took place on whether the HOA should tree the common space trees for scale. Some owners favored treatment while others did not. Debbie Wehmeyer made a motion to not treat these trees, Rhonda Dorchester seconded, and the motion was passed. The Forest Committee may look for ways to plant trees on Track A & Track F, to reforest those areas in the event we lose those trees.

ELECTION OF BOARD & DRC COMMITTEE: A motion was made to appoint Chris Koerner, Ron Wawrzynek, and Dawn Schoen to the board of directors. The motion was unanimous.

Bruce Byrd resigned from the DRC. The HOA thanked him for his many years of service on the DRC and his contributions to the neighborhood. Michael Solomon had volunteered to join the DRC, and the existing members, Candice Kiesow, Susanne Strear, have agreed to continue on the committee.

The meeting was adjourned at 3:20.

The Board met following the meeting to elect officers. Chris Koerner, President, Ron Wawrzynek, Vice President, Dawn Schoen, Secretary / Treasurer.

Respectfully submitted: Dawn Schoen / Secretary