

# Stagecoach Meadows Homeowners Association Annual Meeting Minutes

Date: November 16, 2021, 1 pm / Virtual Zoom Meeting

Directors Present: Chris Koerner, Ron Wawrzynek, Jeff Clayton

Members Present: 16 Lot Owners representing 18 votes, and 8 Mail in Proxies representing 8 voting rights.

Total voting rights represented: 26 voting rights out of 59 total allocated voting rights

The meeting quorum requirement of 20% was met with 44% of the allocated voting rights represented.

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Chris Koerner, Board president, called the meeting to order at 1:00 p.m.

**Role Call:** 21 members in attendance

**New Lot Owners:** Chris named and welcomed the property owners, and noted that there will be three additional property owners who will close on their properties by the end of October. New property owners are; Thomas and Allison Murphy, Jeffrey Martin, Brett and Erin Kohn, Westly and Cheryl Pudwill, Denise and Charles Thelen, D.L. and Wendy Griffin, Elizabeth and Brian Seppala, James and Alexis Sutton, Bruce Burdumy, Harry and Pamela Neumann, Matthew and Caitlin Hardy, Adam Boscoe, Jennifer and Scott Whitehouse and Kirk and Suzanne Smith.

A motion was made and seconded to approve the 2020 annual meeting minutes. The motion passed unanimously.

A motion was made and seconded to approve all actions taken by the Board in 2020 and 2021. The motion passed unanimously.

**Firewise Community Initiative:** Jeff gave a brief summary of a proposed fire mitigation initiative for the Stagecoach Meadows neighborhood. The Board asked for volunteers to work with local fire officials and Firewise community leaders to develop a fire risk assessment and an action plan to address fire risk in Stagecoach Meadows. The proposal was approved and a committee was formed.

**Forest Management:** Chris reviewed options for improving forest health and diversity by planting additional trees. Trees can be purchased through the Middle Park Conservation District. Chris gave an update on owner lot maintenance efforts for 2021, which had good compliance overall. He also reviewed the regulations for lot maintenance for 2022 emphasizing the need for all homeowners to

keep their lots in compliance to help reduce wildfire risk in the Stagecoach community. Chris provided suggested resources to help property owners maintain their lots, as well as the 2022 timeline for forestry maintenance efforts.

**Trails:** Chris provided an update on our existing and additional trails within the neighborhood. Chris reviewed the original platted trail system, what was completed as of 2020, and the additional trail that was developed in 2021. He also thanked Dennis Hardie for grooming the trails during the winter of 2020.

**Internet Services:** Chris provided an update on the current internet options in the neighborhood. The attendees discussed the various immediate and future options being Grand County Internet (basic and upgraded), Viasat and Starlink. Jeff Clayton is going to provide a matrix of current options for the neighborhood to be published in the near future.

**Covenants, Rules and Regulations:** Chris reviewed the need for prior approval from the DRC for any exterior improvements and signage on an individual's property, emphasizing the covenants intent to maintain the value, attractiveness, safety and aesthetics of the neighborhood. He also reviewed possible covenant changes; roof pitch on new homes, signage requirements, outbuilding specifications, exterior lighting requirements, property rentals and requirements for storage of RV/Motor Home/Trailer/Camper/Camper Shell/Boat/Junked Vehicles. Chris said the Board will schedule a meeting with the members of the DRC to review, discuss, and make recommendations for updating the existing DRC specifications that typically require a variance, are not clear or not documented, or need to be updated to reflect the sentiment of the neighborhood. Chris stated the Board's position and the existing rules and regs with respect to RV/Motor Home/Trailer/Camper/Camper Shell/Boat/Junked Vehicle on property storage, signs and home rentals. He then opened for the floor for comments. An issue was raised regarding house guests that visit a homeowner for an extended period of time with an RV. Chris said the Board may consider an exception process for RVs that are only on premise for a short duration. Another issue was raised by a property owner that is already offering short term rentals. Chris said the Board would review their published VRBO rental agreement to determine if some of that language could help craft an updated language in the covenants.

**Roads:** Chris reviewed the state of the roads within Stagecoach and the HOA's current capital budget. The roads have been well maintained and are in good condition, and they may last another 10-20 years with ongoing maintenance. If the roads need to be resurfaced in ten years the projected capital fund, at the current assessment rate, will most likely not have enough funds to cover that expense. The Board's recommendation was to increase the capital assessment portion of the annual HOA dues from \$450 to \$650. In addition, to also consider amending the language in the current rules and regs to allow for limited additional investments to increase the rate of return. The increase to \$650/lot capital assessment was approved as a part of the 2022 budget.

**Financials – Approval of 2022 Budget (Financial, Activity, Operating Capital):** Chris reviewed the financials. There were no questions or concerns on the financials. A motion was made and seconded to approve the Operating and Capital budget as presented for 2022. This motion was passed unanimously.

**New Business – Member Input:** Chris asked for additional volunteers for the forestry committee, the Firewise initiative and trail committee. Brian volunteered for the trail committee.

**Election of HOA Board:** A motion was made and seconded to appoint Chris, Ron and Jeff, the Board currently seated, to another term on the Board. This motion was passed unanimously.

**4Bar4 review:** Ronda Pascal gave of review of the 4Bar4 restoration effort for 2021. This included progress to date, monies spent and that state of future monies required and committed to continue the project.

**Meeting Adjournment:** The meeting adjourned at 2:16 pm.