

Meeting Minutes for Stagecoach Meadows HOA Special Meeting

Historic Preservation

March 8, 2014, Fraser Library

Meeting called to order by John Hart, President, at 10:04 am

Members attending: Donald Frey, Michael & Amanda Solomon, Ron Wawrzynek, Cameron & Carlene Roberts, John & Cathy Hart, Allan Schurr, Gary & Dawn Schoen, Kenneth Coors, Kent Wehmeyer. Seventeen proxies were received allowing for a quorum of voters.

John Hart clarified questions from owners regarding the differences in the two votes: vote #1 (the barn) is for spending operating funds on maintenance to repair a structure. It will remain as HOA property. The exact amount of the assessment is not yet known, but it will not exceed \$500. This type of vote requires a quorum of voters present, and of proxies, with a simple majority of votes cast in support to pass. Vote #2 (deeding tract G to a non-profit) is a change in property lines and re-platting the subdivision which requires 67% percent approval of all lots in SCM (39 affirmative votes).

As part of receiving the endangered sites designation in February by Colorado Preservation, Inc., CBS 4 produced a video: *4 bar 4 Ranch, 2014 Most Endangered Sites in Colorado*. It was shown.

Allan Schurr reviewed his report. This report lays out plans for restoring the barn (vote #1) and the stage stop buildings (vote #2). After reviewing the plans Allan answered questions.

The key points regarding the barn are:

1. The work can be completed this summer using an all volunteer labor force managed by HistoriCorps.
2. The \$500 per lot assessment is a one-time assessment and could cover all costs. The HOA's use of its excess operating funds, donation of supplies, and contributions would reduce the assessment.
3. The improvements would create a permanent asset for use by homeowners.

The key points regarding the deeding of tract G are:

1. A potential liability would be removed from the HOA at no cost.
2. Creating a non-profit allows for outside fundraising, and for reduced matching funds on grants from the State of Colorado.
3. The board of the non-profit will be controlled by SCM residents.
4. This project has good support from citizens outside of SCM.

Rachel Parris, Programs Director, Colorado Preservation, Inc., was invited as a guest speaker. She could not make it due to weather/road conditions. John Hart presented her presentation.

The Key points regarding Colorado Preservation, Inc. are:

1. CPI has a long and successful history with grant writing in Colorado, managing historic preservation, and has important contacts nationally and statewide, particularly with the State Historical Fund, the major source of funds for preservation that our project would need.
2. CPI has guided us from the beginning, since nearly a year ago, through the preliminary requirements, the grant process and project management.
3. A timeline showing that the first step of the stage stop project, a structural assessment, if completed this year, could lead to project completion by late 2017.

Several brochures were handed out: HistoriCorps (the selected manager for the barn preservation), Preservation Colorado, Inc., (the proposed grant writer for the stage stop buildings) and Colorado's Most Endangered Places (the designation that was awarded to the stage stop buildings February 6, 2014).

Voting results:

#1 for funding the barn: 24 YES votes and 3 NO votes. **Passed.**

#2 for deeding tract G: 26 YES votes and 1 NO vote. 67% of owners approval is required (39 votes in favor) for this measure to pass. **Suspended.**

Members at the meeting recommended that the vote for item #2 be continued. Donald Frey moved to continue the meeting to allow the vote to continue. Amanda Solomon seconded the motion. The vote was unanimous to suspend adjournment of the meeting.

It was agreed that members present at the meeting would contact non-voting members that they knew personally. This way the non-voting members could have any questions answered and also be encouraged to vote by proxy.

The meeting was suspended at 11:50 am

Kent Wehmeyer (filling in for Debbie Wehmeyer) Secretary SCM HOA

[As of March 19, 2014, Forty Four (44) votes were received in favor of measure #2. **Passed.** The meeting was adjourned.]