

Stagecoach Meadows Homeowners Association

Annual Meeting Minutes

Date: October 15, 2016

Location: Fraser Valley Library, Fraser Colorado

Directors Present: Chris Koerner, Ron Wawrzynek, Dawn Schoen

Members Present: 10 Owners, 3 Directors, representing 16 Voting Rights

28 proxies, representing 28 Voting rights

Total Voting rights represented / 45 votes out of 59 allocated voting rights

The meeting quorum requirement of 20% was met, and the 67% requirement for approval to amend the governing documents was exceeded, coming in at 76% approval.

AGENDA ITEMS

CALL TO ORDER: Chris Koerner called the meeting to order at 12:20 p.m.

Approval of the 2015 minutes was unanimous.

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

GOVERNING DOCUMENT AMENDMENTS:

Chris then stepped the Owners through the basic changes which were made to our governing documents, and discussed why it was necessary to create and adopt the CCIOA mandated Policies which our Association did not previously have.

There was a question about the pros/cons of changing to a 51% approval rate moving forward. Two Owners felt it might make it too easy to implement changes, but the majority represented felt that the new 51% would make Owners vote if in fact they had issues to ensure that they were heard, and had taken the opportunity to speak out rather than assume it might be difficult to get a 67% approval rate. The board indicated the steps they had to take, emailing, calling, sending personal letters in order to get the Owners to respond and vote or assign their proxy.

Next, there was considerable discussion pertaining to what 2nd home owners need to do with their trash. Various options were suggested, and the consensus was that as a community each owner should be a good neighbor and understand that trash is their responsibility and as such should find workable solutions as opposed to leaving their trash out for someone else to deal with. Other Owners offered to assist in also identifying resources within our community who might be willing to help those Owners who don't have a solution at this time, while we collectively pursue options.

The New documents reside on the website, and the Covenants will be recorded with the County, effective as of October 15, 2016.

4 BAR 4 PRESENTATION: Presentation given by Bernie Siegel and Steve Watts.

The History of the buildings was discussed, the construction plans happening now, and those for the future were discussed, and then the funding requirements were shared. All the Owners at the meeting agree that restoration would be great, and hope that HFI is successful in their endeavors. Chris shared the legal expenses the HOA incurred to transfer the parcel of land, and to draw up restrictive covenants which protect the HOA and ensure the land is transferred back in the event adequate funding is not obtained over the next 3-year period.

WHITE PINE SCALE PRESENTATION: Presentation given by Matt Sadler, owner of Preventive Tree Spraying.

Matt covered the information on white pine scale, treatment options, opinion on what will happen with no treatment, necessity to remove heavily diseased trees, and success stories based on treatment in other areas. He also discussed treatment requires a 2-year expectation, as well as what will happen if one Owner treats, but an adjacent owner does not, etc. Matt provided samples for Owners to see, showed the difference between live “crawlers” or dormant pods, and discussed the various treatment risks to the environment. It is now too late in the season for some options, but injection will be available until the end of October. He then spoke about trees that we might want to consider for our long range “healthy forest” plan.

This of course generated a lot of questions, considerations and unknowns. The information shared will be considered by the Healthy Forest Committee, and Matt and the Forest Service may be resources for their evaluations and recommendations.

HOA ROADS:

It is the Board’s intention to try to get the HOA roads turned over to the county for maintaining them. The roads were built with the necessary requirements by the county, and it is our belief that the Owners spend enough in taxes that the roads should be maintained by the county. Whether the county agrees to take them, or we continue maintaining them, there is work that will need to be done next spring. Treating the weeds in the cracks, sealing the cracks, and there are sections in the road where underground utilities have caused the road to sink, which will require tearing out those sections and replacing them with new pavement. The money is available in the capital account. There is also a possibility that the county may request us to allocate some funds towards their taking over the maintenance, which the board will take into consideration. Plowing of our roads has averaged between 4-5 thousand, depending on snowfall.

Whether we should put up signs advising people to stay away from the shoulders of the road in the winter time was discussed. Numerous people end up in the ditch thinking the road is wider than it really is. It was agreed that an email will be send to the Owners, advising them to avoid the shoulders, and to advise their guest of the same issue. No signs will be posted.

STOCKING THE POND: The Owners agreed that stocking the pond is a value add for the neighborhood, and that since the pond freezes during the winter, from September on, the adult catch and release

requirement is void, allowing adults and children to keep what they catch rather than have the fish die over the winter months.

OWNER CONTACT LIST ON WEBSITE:

Having a contact list on our website allows for all members to reach out when necessary to other Owners, in the event there may be an issue with their property, or an issue with an alarm going off, or an issue with wildlife in the area, their house is on fire, or other considerations. Each Owner will be required to notify the Secretary if they do **NOT** want their contact information included on the Owners Contact List. This list will reside in a secure area on the SCM Website, which only other Owners can access.

CONTESTING A PERMIT REQUEST – SAMUELSON FAMILY RANCH SPECIAL PERMIT

A neighbor who is very close to SCM has applied for special permits with the Grand County Commissioners, which would allow them to add the following commercial applications to their property;

- Lumber mill to produce Fencing for commercial sales
- Commercial green house to grow and harvest hemp
- Commercial and outdoor recreation areas for horse camps
- Wedding venue

While we strongly believe in the importance of being a good neighbor, and allowing a policy of tolerance towards those we live around, commercialization to this extent will not be good for our neighborhood and a viable wedding venue would certainly violate our expectations of quiet and peaceful enjoyment of our homes.

Speaking as one who lives here full time, we already hear the noise of chainsaws, and every party they host. Sound carries up into our neighborhood already from as far away as Snow Mtn Ranch. The noise from the lumber mill and wedding venue would be from 9:00 a.m. up to 10:30 p.m.

The smell of Hemp is strong, and will also carry right into our neighborhood,

The board will send out the letter and permit application to the Owners, for their review. The board will also draft a letter / petition to the Grand County Commissioners, expressing objections to the lumber mill, growing of hemp, and the event outdoor recreation areas. The voting members and the proxies provided for the meeting will be used to represent the HOA. The rest of the HOA will be asked to send their objections directly to the Commissioners, or respond to the HOA email asking for their support to the objections the HOA notates to the Commissioners. All were in favor of this approach and agree we need to do what we can to stop approval of these permits, to preserve the quiet enjoyment of our properties and not risk a potential decline in our property values if these permits are granted due to offensive noise and smell.

RESOLUTIONS APPROVED:

A Motion was made by Donald Frey, seconded by George Eastment, to approve all actions taken by the board during the 2015 / 2016 year, and to approve the minutes from the 2015 annual meeting. Approval was unanimous.

A Motion was made by Donald Frey, seconded by Lester Butt, to approve the HOA adopting the revised Articles, Bylaws, Covenants and Rules and Regulations; with the caveat that in the Rules / Regulations, in the section (Restrictions on Garbage and Trash), the last sentence, "Trash receptacles may not be put out, or left out longer than 24 hours prior to scheduled pickup, or 24 hours after scheduled pickup" would be stricken. The Covenants will be filed with the County with an effective date of 10-15-16. Approval was unanimous.

A Motion was made by Lester Butt, seconded by Gary Schoen, that the Board will pursue Logging requirements, by lot, and will send letters or emails to each lot owner who has dead trees. If Owners fail to respond, or fail to log their lots by removing their dead trees, the board has been instructed to access fines, then to take any necessary action, log the lot and assess the lot owner for the expense, and file liens to recover expenses if necessary. The motion was passed unanimously.

A Motion was made by Gregg Freebury, seconded by George Eastment, that a committee be formed to address how we can create a Healthy Forest, for sustainability, overall health of our forest, with recommendations on preserving healthy trees, logging diseased or unhealthy trees, assess the implications of lot owners potentially choosing to do nothing and the implications to Owners and the collective community. This committee will provide their recommendations in the Spring of 2017, and is authorized to spend up to \$2,000 to contract resources to assist in the collection of data, assessment by lot, and common space. This committee will consist of, Ken Coors, James Williams, Chris Koerner and Ron Wawrzynek.

A Motion was made by Gary Schoen, seconded by Lester Butt, to support Gregg Freebury's efforts to extend sections of our snow shoe trail, upgrade marking poles as necessary and/or build bridges as required. It was further approved to allow an Owner to use a snow mobile to break the trail and pack down the trail on an ongoing basis. Gregg was authorized to spend up to \$2,000 on these efforts. The motion was passed unanimously.

A Motion was made by Lester Butt, seconded by George Eastment, to approve the operating and capital budgets for 2017, with the following additions: add \$2K for trail enhancement and add \$2K for Healthy Forest Assessment. These additions will require a revised Operating Assessment by lot, and will be communicated to the Owners prior to billings for 2017. The motion was passed unanimously.

A Motion was made by Lester Butt, seconded by George Eastment, to approve the following board members: Chris Koerner, Ron Wawrzynek and Dawn Schoen. The motion was passed unanimously. The assembled Owners thanked the Board for all the work done this past year.

BOARD MEMBER OFFICER ELECTION:

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

The meeting was adjourned at 4:02 p.m.

Respectfully submitted by: Dawn Schoen / Secretary