

Stagecoach Meadows Homeowners Association

Annual Meeting Minutes

Date: October 20, 2018

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

18 Proxies, representing 18.5 voting rights

Total voting rights represented: 32 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 1:03 p.m.

Approval of 2017 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 Paschal & Kent Wehmeyer gave updates on the restoration progress of the buildings. Please see the attached notes from this presentation.

Roads: Chris Koerner gave an update on our private roads. We continue to get the run around from the County on taking our roads. The board will request a meeting with the Board of County Commissioners to further discuss this matter. Our taxes pay for these services, so we will continue to pursue this matter.

Maintenance of Entry Sign: For years, homeowners have taken the time to try to maintain our entrance sign area by pulling weeds, cutting and trimming bushes etc., and watering. At this time, the HOA voted to hire a company to handle this maintenance, and to spruce up the entry area with some additional bushes, and flowers. The current budget includes funds for this.

SIGNS: 3 signs have been stolen in SCM. After considerable research, due to the age of the signs, it isn't possible to match the color or style, therefore we will be replacing all of the street signs and will be purchasing ones that are much harder to steal. In addition, some of our signs are leaning, and those will also be repaired. The STOP sign over at the junction of Strongbox Drive and CR 518 will also be replaced. The current budget includes funds for this project.

TREES: Owners have done a good job of keeping their lots logged, however this is an ongoing process every year due to diseased trees, blowdown, and the age of our forest. The Forest Committee continues to meet and suggests the following: Continue to remove all dead and diseased trees. Consider repopulating your lots with different trees over time, such as Spruce and Fir, both of which grow well here. Keep your new trees thinned out so they can grow into healthy trees instead of spindly weak trees.

TRAILS: Gregg Freebury who has headed up this project for years recently cut down the trail again and put in stronger posts to mark the trail. Gregg has also stepped down from coordinating the trails project, and we are looking for an owner to step into this role. The HOA determined these trails will not be utilized for any type of motorized vehicles, and mountain bikes are destructive in the areas where we have wetlands. It is not

the HOA's intent to bring in road class C dirt to beef up the trails, but we would still like to extend the trails which were outlined on the original plat. Any owner who is interested in heading up the "trails projects" please contact Chris Koerner.

FINANCIALS: SCM is in a good financial position. The activity and expenses were reviewed. The proposed Operating Budget and Capital Budget were reviewed. Upon a motion duly made, and seconded, budgets passed unanimously. Upon a motion duly made and seconded, the surplus funds will be rolled over to this next year in our operating budget. Based on having a surplus, there will not be an assessment for 2019 for operating dues. The HOA will assess Capital Road Fund dues for 2019 in the amount of \$450.00 per lot.

NEW BUSINESS:

SAMUELSON PERMIT UPDATE: After long and lengthy public meetings with the Board of County Commissioners, the owners of this property withdrew their permit applications for the sawmill operations. This was primarily due to the threat of legal proceedings from the key contiguous owners to this land, along with all the neighboring communities who objected to their permit requests. Thanks to SCM owners who actually weighed in on this issue and attended these meetings or sent objection letters to the BOCC.

TRASH, DOGS and DUMPING: In order to keep our neighborhood beautiful, we ask all owners pick up their dog feces, watch out for vendors or others throwing trash out on our streets, and not leave trash cans out longer than the day of trash collection. Animals get in the trash, people have been dumping things, so diligence by all owners is requested. Owners who leave trash cans out will be contacted. There are kids in the neighborhood that can help for a fee, and both Trash companies offer services to return your trash can down your driveway.

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.

The meeting was adjourned at 2:45 pm

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

Respectfully submitted: Dawn Schoen / Secretary