

October 2, 2019

Dear Stagecoach Home Owners Association members:

The annual HOA meeting is scheduled for October 26, 2019, 1PM at Fraser Public Library. If you are planning to attend, please email [stagecoachhoa@gmail.com](mailto:stagecoachhoa@gmail.com) or call 970-726-2878(Dawn) so she can keep track of lots to reach a quorum. If you cannot attend you will find a proxy (back of this letter or bottom of this document). All documents can be found at the following link <https://stagecoachmeadows.com/owners-area/> and then clicking on the file of interest (if you need a physical copy use contact info above):

Proxy form – Is below, but also an attached separate file - 2019 REVOCABLE PROXY.pdf

Financials attached are –2020 Proposed Capital Budget, 2020 Proposed Operating Budget, 2019 financial statement, 2019 statement of activity.

2018 meeting minutes attached are – 2018 Annual HOA Minutes Final.pdf

Updated rules and regulations - Final Rules and Regulations FINAL with sig page 09-29-2019.pdf

If you vote by proxy here are the two ways to get your proxy in: 1) Print, sign, scan and email to [stagecoachhoa@gmail.com](mailto:stagecoachhoa@gmail.com), 2) Print, sign, send through US Mail to Stagecoach HOA, PO 2161, Winter Park, CO 80482. Proxy statements must be received by 1 PM October 18, 2019. **We need your vote in order to get to 51% of the membership to pass Resolution 3.**

Resolution 1 – Approval of all actions (bill paying, budgets, etc.) taken by the board during the 2018/2019 year. Also, for the HOA to approve the minutes of 2018 HOA meeting. In addition, to carry over excess operating funds from 2019 into the 2020 year.

Resolution 2 – Approve 2019 Operating and Capital Budget as proposed.

Resolution 3 - Approve amendment to Rules and Regulations to include Stagecoach Meadows Homeowners Opens Space Rules and Regulations, amend drone language, and remove Tracts G, O, P, and Q. All changes are included in Final Rules and Regulations FINAL with sig page 09-29-2019.pdf.

Meeting agenda:

- |   |         |        |
|---|---------|--------|
| 1. Attendance, Determination of Quorum, Introductions, New families   | 10 min. | 1:00pm |
| 2. Approval of 2018 minutes and all actions taken by board during 2018/2019.  | 5 min.  | 1:10pm |
| 3. Historic building transfer, brief update on status.  | 15 min. | 1:15pm |
| 4. Roads – Update   | 15 min. | 1:30pm |
| 5. Changes to Rules and regulations, addition of open space and drones.   | 30 min. | 1:45pm |
| a. Drones – Use above personal lot space only page 3.   |         |        |
| b. Tracts – Removed reference to tracts G, O, P, and Q. (Historic Fraser barn site)   |         |        |
| c. Open Space – No swimming, events require HOA notification, barn storage per HOA approval, no motorized vehicles or bicycles. Page 6. |         |        |
| 6. Maintenance A. Weeds B. Use of poisons C. DRC approvals  | 20 min. | 2:15pm |
| 7. Financials – approval of 2020 budget \$250/lot common assessment, \$450 capital assessment - \$700 Total                             | 15 min. | 2:35pm |
| 8. Election of HOA board  | 5 min.  | 2:50pm |

Thanks!

Chris Koerner  
Dawn Schoen  
Ron Wawrzynek

2019 REVOCABLE PROXY – Stagecoach Meadows Homeowners Association

The undersigned member (“Member”) of Stagecoach Meadows Homeowners Association (“Association”) hereby revokes all previous proxies, acknowledges receipt of the Notice of the Association’s Annual Meeting to be held October 26, 2019 1:00 PM, at Fraser Public Library, and appoints:

\_\_\_\_ Dawn Schoen                      \_\_\_\_ Chris Koerner                      \_\_\_\_ Ron Wawrzynek

Or other (please insert name below)

\_\_\_\_\_.

As the Member’s Proxy (“Proxy holder”), this Proxy gives the Proxy holder the power to represent Member at the above-referenced meeting or any adjournment of that meeting in the manner set forth below. The undersigned also authorizes Proxy holder to substitute any other name to act hereunder. Any act of the Proxy holder taken pursuant to this Proxy shall have the same effect as if the Member was present and so acting.

If instructed how to vote below, Proxy holder shall cast Member’s vote accordingly. **The Proxy holder is hereby instructed to use this Proxy as follows (CHECK EACH LINE TO INDICATE HOW THE PROXY IS VOTED):**

1. \_\_\_\_\_ VOTE FOR RESOLUTION to approve all actions (bill paying, budgets, etc.) taken by the board during the 2018/2019 year. Also, for the HOA to approve the minutes of 2019 HOA meeting. In addition, to carry over excess operating funds from 2019 into the 2020 year.
  
2. \_\_\_\_\_ VOTE THIS PROXY FOR 2020 Operating and Capital Budget as proposed.
  
3. \_\_\_\_\_ VOTE FOR RESOLUTION to approve amendment to Stagecoach Meadows Homeowners Association Rules and Regulations and Responsible Governance Policies to include Stagecoach Meadows Homeowners Opens Space Rules and Regulations, amend drone language, and remove Tracts G, O, P, and Q. All changes are included in Final Rules and Regulations FINAL with sig page 09-29-2019.pdf.

PROXIES MUST BE RECEIVED BY 1PM on October 23, 2019 FOR RECORDING AND ACCREDITATION.

Signature of Member \_\_\_\_\_ Dated \_\_\_\_\_.

Print Name \_\_\_\_\_.

Lot Number \_\_\_\_\_