

Stagecoach Meadows Homeowners Association

Annual Meeting Minutes

Date: October 26, 2019 / Fraser Valley Library, Fraser Colorado

Directors Present: Chris Koerner, Ron Wawrzynek, Dawn Schoen

Members Present: 13 Members, representing 16.5 votes and 25 Proxies, representing 25.5 voting rights.

Total voting rights represented: 42 voting rights out of 59 allocated voting rights

The meeting quorum requirement of 20% was met and the 51% requirement for approval was exceeded.

Chris Koerner called the meeting to order at 1:07 p.m.

Approval of the 2018 minutes was unanimous.

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

Members present introduced themselves.

Historic Fraser Inc., 4 Bar 4 updates: Ronda Paschal & Kent Wehmeyer gave updates on the restoration progress of the buildings. Please see the attached notes from this presentation.

Roads: Ron Wawrzynek gave an update on our private roads. To date the county has refused to take over our roads. Ron has discussed the issue with Road & Bridge, our assigned County Commissioner as well as the previous County Attorney. After much discussion, the HOA and Board agreed that we will not be successful unless there are members who are willing to commit to coming to every Tuesday morning county commissioners' meetings, with a delegate of people, to push this issue week after week. No Member was willing to take on this task, and the members present were also not willing to commit to this endeavor. There was further discussion about the possibility of doing a PID at some point in conjunction with other HOAs who might have an interest, or putting a proposition before the voters, however, given the political nature of these and the money it could potentially cost, these don't seem to be viable options.

As such, the Board will research what it will take to preserve our roads and prepare for the eventual cost to repave the roads. This will likely result in a higher assessment for our capital road fund starting in 2021.

Rules & Regulations: The Resolution to approve and amend the existing Rules & Regulations / Responsible Governance Policies to include Stagecoach Meadows Homeowners Open Space Rules, amend drone language, remove Tracts G, O, P and Q were discussed. Upon a motion duly made, seconded, the amendments were unanimously approved. The Members also requested that we add language into the Rules & Regs, for Members to be responsible and pick up their dog feces. Upon a motion duly made, seconded, the vote was 41 in favor, 1 opposed, so the motion passed.

The updated Rules and Regulations, with these amendments, will be posted on the Website.

Forestry Committee Update: (Ken Coors, James Williams, Chris Koerner & Ron Wawrzynek) The first discussion addressed the ongoing responsibility for Members to maintain their lots with regards to removal of all dead trees. The first notice was sent out June 10th, a second notice was sent out July 25th, and Violation Letters were sent out September 12th, giving Members until November 1, 2019 to be compliant or a fine of \$5 per day after November 1, would be assessed until such time as the lot became compliant. 6 Members received a violation notice. The board expressed their discomfort at having to fine their neighbors, however Members are expected to adhere to the rules, and the board gave plenty of notice as reminders, in order to enforce the rules, with enough lead time for Members to take the necessary steps to be in compliance.

Chris, Ron and Ken then discussed that moving forward, the Forestry Committee will assess lots in the spring, and address additional fuel concerns such as Juniper and dead limbs up to 8 feet. It was also suggested that Members add in different trees such as Spruce and Fir, which grow well up here. There are many ways to get these trees, at many different sizes and price points, and planting in the spring is recommended. It was reiterated that new trees should be thinned in order to grow healthy sturdy trees.

The Board will look at adding in a variety of trees to populate open space, especially where we have lost so many trees up on Tract A.

Weeds: The Members and the Board agreed that the HOA will continue to treat the weeds along the road and those in front of the Barn. Members were again asked to be responsible with respect to addressing the weeds on their own lots as the Board does not want to micromanage that responsibility.

Use of Poisons: Members have purchased property in SCM and appreciate the wildlife that lives here. While voles, chipmunks, mice, skunks, ravens and porcupines can be problematic, use of ANY poison to kill them or get rid of them means you have affected the food chain for the wildlife that feeds on these. Dead fox has been found in SCM, with no visible cause of what killed them, and no sign of being old, or attacked etc.

DRC Approval: A reminder to Members new and old, to read the DRC guidelines. Signs on your lot require approval prior to placement, as do other exterior things, so please check out what is required before taking action. (we do love the new signs put up by new Members)

Signs: Street signs have been stolen from SCM, as well as a stop sign. Gary Schoen has worked with the county supplier of signs and we will be replacing all the street signs with the new ones the county uses, which are riveted to posts, making it extremely difficult to steal them. We have the signs, but the posts are on backorder. Hopefully we will get them in before the ground freezes but can't guarantee that.

Financials: Chris recapped the expenditures, as well as the proposed Operating Budget and proposed Capital Budget. Upon a motion duly made, seconded both budgets were approved unanimously.

Board Seats: Upon a motion duly made, seconded, the Board currently seated was approved unanimously.

DRC Committee: Candice Keisow, Suzanne Strear & Scott Wilson

Trails Committee: Gregg Freebury, Michael Soloman & Scott Wilson)

As there was no new business from the floor, the meeting was adjourned at 3:00 p.m.

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