

Stagecoach Meadows Homeowners Association

Annual Meeting Minutes

Date: November 14, 1 pm / Virtual Zoom Meeting

Directors Present: Chris Koerner, Ron Wawrzynek, Jeff Clayton

Members Present: 17 Members representing 18 votes, and 7 Proxies representing 7 voting rights.

Total voting rights represented: 25 voting rights out of 59 allocated voting rights

The meeting quorum requirement of 42% was met and the 20% requirement for approval was exceeded.

Chris Koerner called the meeting to order at 1:00 p.m.

Dawn Schoen Appreciation: Chris acknowledged and thanked Dawn for her 5-year stellar contribution as Secretary/Treasurer for the HOA board.

New Lot Owners: Chris named and welcomed the new home owners to Stagecoach Meadows; lots 5 & 6-Stanleys, lot 8-Martins, lot 10-Cohens, lot 25-Lewis, lot 34-Suttons, lot 60-Smiths

Role Call: 29 members in attendance

Historic Building Transfer, Update on Status: Kent Wehmeyer gave a summary of the historic 4bar4 restoration project with an update on the current status and future plans. The project has lost some funding for 2021 as a result of the Covid Pandemic. The shortfall is extending the project beyond the planned timeline. At this time, it isn't clear if the shortfall will allow construction to resume next year. The non-profit, Historic Fraser Inc., is asking for private donations. They are also going to apply for additional grants from Historical Colorado. Dawn Schoen (Kent also endorsed) recommended the use of existing dead trees that may be cut in the development for use on the historic building project.

Trails: Chris provided an update on our existing trail system. Dennis Hardie made a recommendation to hire a third party to groom the trails on a periodic basis for cross country skiing and snow shoeing. He described the possible options for grooming. The general consensus was to create a budget for the following year to test Dennis' recommendation. A recommendation was made to allocate \$1,650 out of the contingency budget for the first year, and for Dennis to research the best options for grooming a portion of the existing trail system for cross country skiing and snow shoeing. Upon a motion duly made, seconded, the motion to approve \$1,650 for trail grooming passed unanimously.

Chris also discussed extending the trail system to include the undeveloped portions of the original trail as platted. Dennis, Lester, Mike and Jeff volunteered to participate in the planning and development to extend the existing trail system. Dennis will lead this activity.

Forest Management: Chris reviewed options for improving forest health and diversity by planting additional trees available from the Middle Park Conservation District. He also reviewed the regulations for lot maintenance emphasizing the need for all homeowners to keep their lots in compliance to help with wildfire mitigation in the Stagecoach Development.

Covenants, Rules and Regulations: Chris reviewed the need for prior approval from the DRC for any exterior improvements and signage on an owner's property. He also reviewed the responsibility and priority of the HOA board, and when and how the board will take action. Three points were raised for discussion; RVs/Boats, Dogs and Trash. The HOA discussed the best method to resolving future violations of the covenants. It was agreed that the first step would be for individual neighbors to communicate their grievances with each other. There was also a recommendation for the board to update the opt-in directory so the neighbors could more easily connect with each other to help resolve differences.

Financials – Approval of 2021 Budget (Financial, Activity, Operating Capital): Chris reviewed the financials. There were no questions or concerns on the financials. Upon a motion duly made, seconded the Operating Budget and Capital Budget as presented were approved unanimously.

Meeting Minutes, Board Actions: Upon a motion duly made, seconded, the 2019 Annual Meeting Minutes were approved unanimously. Upon a motion duly made, seconded, all actions taken by the Board since the last annual meeting were approved unanimously.

New Business – Member Input: Jeff Clayton volunteered to research installing highspeed internet in the development. He will report his findings in the next couple of months. There were no additional items to discuss from the group.

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

Meeting Adjournment: The meeting adjourned at 2:48 pm.