

Stagecoach Meadows Homeowners Association

Annual Meeting Minutes 2022

Date: October 8, 2022, 2 pm/Virtual Zoom Meeting

Directors Present: Chris Koerner, Ron Wawrzynek, Jeff Clayton

Members Present: 31 persons representing 34 votes and 12 mail-in proxies representing 12 voting rights.

Total Voting Rights Represented: 46 (some members have more than one lot)

The meeting quorum of 20% was met with 78% of the allocated voting rights represented.

Chris Koerner, Board President, called the meeting to order at 2 p.m.

Role Call: 31 people in attendance

A motion was made and seconded to approve the 2021 annual meetings minutes. The motion to approve this Resolution #1 was passed 44 to 2.

A motion was made and seconded to approve all actions taken by the board in 2021 and 2022. The motion passed unanimously, 46 to 0.

Firewise Update: Jeff Clayton explained the Firewise Compliance and how to mitigate fire threat. Insurance rates may be lowered by becoming a Firewise compliant neighborhood. Jeff discussed the importance of letting him know the approximate number of hours and amount spent on your lot as you work to make your lot Firewise compliant. Since Jeff is not on the board, please email Michael Strear your hours & cost to remove dead trees and other Firewise activities this year at mistr52@yahoo.com. A motion was made to adopt Resolution #5 Stagecoach HOA Firewise plan 2022 and seconded. This resolution was passed unanimously.

4bar4 Update: Ronda Pascal discussed the progress of old Stagecoach hotel reconstruction.

Maintenance: Chris Koerner discussed future work on roads, weed spraying, common area maintenance. Each lot owner should remove dead trees and slash piles. Chris reminded us that according to our By-Laws, we need to let the Design Review Committee (DRC) know about any outside changes to your home or property before making these changes. The purpose is to preserve the beauty and safety of our neighborhood. (To contact the DRC, go to our website: www.stagecoachmeadows.com , then go to HOA Committees. You can either contact the DRC this way or download the Building Application Form/Checklist to fill out and send to the DRC.)

Covenant Changes: Ron Wawrzynek discussed changes in the covenant. The changes are:

- a. Roof Pitch – up to DRC no more variance emails only for this
- b. Building Height – Added 35' in line with county
- c. Window and door specifications – Added to clarify DRC requirements

- d. Exterior materials – more flexibility while maintaining character of the neighborhood
- e. Garages - have to have an attached 2 car garage
- f. Driveways – up to 16’ wide, 1 access point per lot unless variance is approved
- g. Outbuildings – more details on size, height, restriction, no ADUs per zoning
- h. Lighting – updated for dark sky, more specifics, allow holiday lighting
- i. Construction period extended to 24 months for new construction
- j. Off-site Construction – more specifics
- k. DRC decisions which are not unanimous need inclusion of board to determine outcome.
- l. Signs – in line with CCIOA.
- m. Antennae, Satellite Dishes, and Transmitters. Updated and added DRC requirement for location in plans
- n. RVs – kept current language
- o. Harassment clause added.
- p. Fire Prevention – Updated to reference latest CSFS guide

A motion to pass resolution #4 – Approve the amended HOA Covenant and Rules and Regulation as stated in “Stagecoach HOA Covenants 2022.pdf” and “Stagecoach HOA Rules and Regulations 2022.pdf” exclusive of the rental term stated in Resolution 4 passed by a vote of 46 to 0.

Resolution #3 states: Approve the HOA Covenant change of rental term to a minimum of 30 days as stated in Section 3.2 Leases and Rentals in “Stagecoach HOA Covenants 2022.pdf”. Resolutions #3 concerning Short-term Rental were explained by Ron. Much discussion occurred. A motion to pass Resolutions #3 was made and seconded. A roll-call vote was taken and the motion did not pass by a vote of 25 to 21.

Financials: Chris discussed the financial spreadsheet showing all the expenditures. He fielded questions and provided explanations. Resolution 2 – Approve the 2023 Operating and Capital Budget as proposed was passed 45 to 1.

New Business: An owner expressed appreciation for the work of the DRC. Another owner added their appreciation for the HOA Board and all their hard work.

Election of HOA Board: Chris Koerner, Chris Bockmann and MariAlice Lindig were nominated to be board members for the 2022/2023 years. There was a motion to accept these nominations and a second. (Chris Koerner resigned by email to owners on October 13, 2022 and Brian Corrigan subsequently volunteered by email to fill the third board seat.) The current Board members are:

President: Chris Bockmann, 402-610-2338, cab@bockmanninc.com

VP: Brian Corrigan, 202-769-7224, brian.t.corrigan@gmail.com

Sec./Treas: MariAlice Lindig, 713-410-3329, mclindig@comcast.net

The meeting adjourned at 6 pm.