

# Stagecoach Meadows Homeowners Association

## Annual Meeting Minutes 2023

Date: October 8, 2022, 1 pm MT/Virtual Zoom Meeting

Directors Present: Chris Bockmann, Brian Corrigan, MariAlice Lindig

Members Present: 17 persons representing 20 votes and 9 proxies representing 12.5 voting rights.

Total Voting Rights Represented: 32.5 (some members have more than one lot)

The meeting quorum of 20% was met with 55% of the allocated voting rights represented.

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Brian Corrigan, Board Vice-President, called the meeting to order at 1 pm.

**Roll Call:** 17 people in attendance

New owners in Stagecoach were welcomed: Ken Weil, Karen Cannon, Craig Carver, Monica Glickman, Brendan & Katie Harrison.

**Resolution #1** “Approval of a special assessment of \$50/lot to cover expenses accrued in the 2023 calendar year in excess of the final approved budget and for the Board to borrow the funds necessary to cover the remaining 2023 expenses from the capital account until those funds can be reimbursed upon receipt of the special assessment.” Chris Bockmann provided an update on 2023 expenses, particularly the unusually high cost of plowing for the season given the large amount of snowfall and general increasing costs across the board. She noted there were no unanticipated expenses over the past year. A motion was made and seconded to approve the special assessment. A motion was made and seconded to approve Resolution #1. The motion passed: 31.5 voting rights to 1.

**Resolution #2:** “Resolution to approve all actions (bill paying, budgets, etc.) taken by the Board during the 2022/2023 year and the minutes of the 2022 HOA meeting.” A motion was made and seconded and passed unanimously.

**Design Review Committee (DRC)** report was made by Bruce Byrd. Bruce reported there are eight projects/builds actively going on. The newest future build is Lot 22. The DRC hopes to meet with the General Contractor and the homeowner before building starts to discuss Covenants and Rules & Regulations.

**Firewise Committee** report was made by Mike Strear. Our neighborhood became part of the Firewise program in May 2022. Firewise is a volunteer group that helps to educate our neighborhood in fire safety administered by USDA Forest Service and National Association of

State Foresters. To be recognized, we had to have an assessment of our neighborhood. Our members voted to be members of Firewise October 2022. Mike walked through some of the requirements of the program. Zone 1 is 0-5 feet from the home – we are asked to make sure there are no trees or limbs overhanging the roofs. Firewood should be moved away from the home for safety reasons. Zone 2 is 5-30 feet away from the house and we're asked to reduce the amount of shrubs, junipers, and small trees. Zone 3 is thinning forest and removing dead trees. Concerning thinning trees for wildfire protection, Mike Strear ([mistr52@yahoo.com](mailto:mistr52@yahoo.com)) and Bruce Byrd ([brucelbyrd@gmail.com](mailto:brucelbyrd@gmail.com)) offered to help owners identify which trees to thin. Email Bruce or Mike if interested. Chris Bockmann and Chris Koerner noted that owners should receive DRC approval prior to removing trees and suggested outreach to Lt. Ryan Mowrey, Assistant Fire Marshall-E Grand County, to survey your lot and outline a plan for remediation. Please email Mike Strear your hours & cost to remove dead trees and other Firewise activities for 2023. Chris Bockmann added that emails have been sent out to lot owners who are not in compliance with Firewise (dead trees mainly). Make sure that you have dead trees removed by October 31<sup>st</sup> so that no fine is incurred.

**Address signs for Emergency Services** (911 Reflective Address Signs): Bruce Byrd reported you can find directions on how to order signs (around \$30) on the website. These are the signs that emergency services are trained to see.

**Short Term Rental (STR) Committee** – Brian Corrigan met virtually with the STR committee, and the group developed “Best Practice” Recommendations which were attached to the meeting email. Residents who rent their homes are bound by Grand County Regulations (<https://www.co.grand.co.us/943/Short-Term-Rentals>) and the committee has issued recommendations aligned with these requirements. The HOA Board should be notified if you decide to rent your home so that it has the local contact information required by the County. There was discussion about whether the “Best Practice” suggestions are recommendations or HOA-enforceable regulations. Brian noted the current list are “Best Practice” recommendations aside from the Rules/Regulations already in place by Grand County that all residents must follow. A request was made to reconvene the STR Committee to develop a set of enforceable policies for the HOA to vote on. This will be discussed by the Board. Concern was raised about the use of outdoor fires by renters, and it was agreed this issue needs to be further addressed, with a potential change to the HOA Rules/Regulations and/or Covenants.

**Road Maintenance** – Chris Bockmann discussed the recent crack repair of the road. One small section at the end of Stagecoach was postponed until Spring 2024 because of on-going home construction. Otherwise, all neighborhood streets have been addressed.

**Pond Report** – Chris Bockmann and Kent Wehmeyer covered the pond condition. There are extensive amounts of weeds in the pond. This is a concern for the pond condition and a concern there might be clogging of the pipes that go to the fire hydrant which fills fire trucks in the event of a fire in the neighborhood. Kent Wehmeyer received an evaluation from a pond company, which recommended the installation of an aeration system and a series of yearly chemical treatments. There was general agreement that the pond needs to be maintained but a request was made for further diligence on the potential negative effect of chemical treatments and whether there are alternative approaches, such as dredging the pond. The vote was to proceed with the installation of a pond aeration system and to do additional research on other options for addressing algae/weed growth. Those additional options would be presented to the HOA before any further action is taken.

**Resolution #3:** “To increase the 2024 budget for recommended pond upgrades, potential installation of an aeration system to prevent future algae/weed growth and research on additional remediation options which will be brought before the HOA for approval.” It was emphasized before the vote that the Resolution is not approval for proceeding with chemical treatment at this time. A motion was made to pass Resolution #3 and seconded. The vote passed 30.5 to 2.

Chris Bockmann noted the HOA assessment with passage of Resolution # 3 and # 4 would be \$1,175 for 2024, plus the \$50 special assessment approved through Resolution # 1 to cover the additional expenses from 2022/2023. This brings the total to \$1,225 per lot for the year.

**Resolution #4:** “To adopt all aspects of the 2024 Operating and Capital (Road) Budget as proposed with the exception of the proposed expenses for the pond, which will be determined based on the outcome of Resolution #3.” Resolution #4 was passed unanimously.

**New Business** – Monica Glickman raised the issue of outside fire pits and the danger of leaving fires unattended and smoking, whether it be renters or owners. Chris Koerner noted that currently, unless there is a fire ban in place, the HOA does not have any authority to take action against owners for unattended fires. It was acknowledged that fires present a risk to everyone and fire safety is a major priority. In conjunction with the discussion around banning outdoor fires for short-term renters, the HOA will also consider potential next steps.

Chris Bockmann thanked the many neighbors who have helped our neighborhood both in committees, board and as individuals.

**Election of HOA Board**: Chris Bockmann, Brian Corrigan and MariAlice Lindig were nominated to be board members for the 2023/2024 years. There was a motion to accept these nominations and a second. They were approved unanimously.

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The meeting adjourned at 2:20 pm.