

Stagecoach Meadows Homeowners Association

Annual Meeting Minutes 2024

(StagecoachHOA@gmail.com)

Date: October 6, 2024, 12 pm MT/Virtual Zoom Meeting

Directors Present: Chris Bockmann, Brian Corrigan, MariAlice Lindig

Members Present: 21 persons in-person representing 25 votes and 7 proxies representing 8 voting rights.

Total Voting Rights Represented: 33 (some members have more than one lot)

The meeting quorum of 20% was met with 56% of the allocated voting rights represented

Brian Corrigan, Board Vice-President, called the meeting to order at 12 pm.

Roll Call: 21 people in attendance

New owners in Stagecoach were welcomed: Richard McKay and Scott & Melissa Spicher.

Resolution #1 is to approve all actions (bill paying, budgets, etc.) taken by the board during the 2023/2024 year and the minutes of the 2023 meeting. A motion was made to pass this resolution, there was a second and accepted unanimously.

Subcommittee Updates:

DRC (Design Review Committee): Bruce Byrd said that all homes that are being built are proceeding well.

STR (Short Term Rental Committee): Brian Corrigan explained that Resolutions 2 (outdoor fire ban) & 3 (STR Form) are presented today after review, discussion and approval from the STR Committee.

Firewise Committee: Michael Strear commended the neighborhood for following through with removing dead trees and juniper. We will be inspected by the Fire Dept to continue in the Firewise program. Michael emphasized that maintenance of our lots requires yearly upkeep and removal of dead trees.

Resolution #2 to amend the Stagecoach Rules & Regulations with the following addition:

12. Outdoor Fire Pits. *Outdoor fires are allowed by Members only if supervised and otherwise permitted based on Grand County fire restrictions in place at the time. Outdoor fires are prohibited by renters.*

There was discussion about consequences for leaving an outdoor fire unattended or a renter using an outdoor fire. Chris Bockmann asked that Members call her immediately with any

concerns. It was agreed that the board would proceed directly to levying fines, as outlined in the Rules & Regulations, against anyone for violating this Resolution. A motion was made to accept this resolution, seconded and passed unanimously.

Resolution #3 to require all Members intending to pursue short-term rentals to complete the Stagecoach Meadows STR Form (& email to stagecoachhoa@gmail.com). A motion was made to accept this Resolution, it was seconded and passed unanimously.

Maintenance

Road Report: Chris Bockmann discussed the condition of our neighborhood roads. After contacting two chip seal companies, our roads may have 5-10 years left before chip seal is no longer possible (roads must be in good condition in order to maintain them with chip seal). Chris will continue to get information about cost. Replacing the roads with asphalt in the future is not within our budget.

Pond Evaluation: After exploring mitigation of the pond – and removing weeds, the only option offered by companies Chris contacted was to add chemicals and to have an aeration system installed with electricity from a nearby home. This does not seem to be a workable solution. A question was raised that if nothing was done to the pond, will the weeds pose a problem for the fire department to access water from the pond in case of an emergency. Other members expressed a continued interest in maintaining the pond through alternative means even if the chemical/pump solution is not feasible. One potential option to address the weed growth and overall state of the pond is to re-excavate and dredge the area. Later, a new Resolution (#6) was proposed to reserve funds for possible dredging and physical removal of the weeds (see below).

Buck & Rail Fence: More information will be gathered about repairing the buck & rail fence along CR518 and CR5. Michael Strear commented that the buck and rail fence fits the historic development of our neighborhood. Bruce Byrd said that low estimates were \$25/linear foot for repair. No repairs will be done at this time, but methods of repair will be explored with the potential to allocate future operating budget funds to address portions of the fence on a yearly basis. Buck & Rail fence repairs are the responsibility of the homeowner if located on their property. The HOA is required to maintain the common areas only.

Resolution #6 was made by Chris Koerner to return the \$200/lot that was proposed as a credit to offset the annual dues to the operating budget for possible dredging of the pond at the discretion of the board. A motion was made to accept this resolution, seconded and passed unanimously.

Resolution #4 to approve “carrying over an operating budget surplus of an estimated \$5,094 to the 2024/2025 budget to cover any unanticipated expenditures” was amended to “\$16,894” based on the passage of Resolution #6 to cover potential dredging expenses in 2025 (up to \$11,800) and for any other unanticipated or increased costs during the year. **The total HOA fee will be \$1,000/lot this January 1, 2025 which is \$350 for the operating budget and \$650 for the capital fund (road account).** A motion was made to accept the resolution, seconded and passed unanimously.

Resolution #5 to adopt all aspects of the 2025 Operating and Capital Budget as proposed was amended to include elimination of the \$200 credit for possible pond dredging. An issue was raised with the line item in the operating budget for weed spraying, which one member objected to based on their opposition to chemical usage in general. A motion was made to accept the Resolution, seconded and passed 17 to 1.

Under New Business, there was discussion about a potential future change to the Rules and Regulations to amend how many dead trees can be on an individual lot at one time, with the proposal to increase the number from the current “0” to “a maximum of 5”. There was general consensus that an amendment along these lines would be welcome, and the Board will decide when to bring this up for a vote.

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

Election of HOA Board: Chris Bockmann, Brian Corrigan and MariAlice Lindig were nominated to be board members for the 2024/2025 term. There was a motion to accept these nominations and a second. They were approved unanimously.

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

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The meeting adjourned at 1:40 pm.