

Stagecoach Meadows Homeowners Association

Annual Meeting Minutes 2025

www.stagecoachmeadows.com)

Date: October 5, 2025, 4:30 pm MT/Virtual Zoom Meeting

Directors Present: Chris Bockmann, Brian Corrigan, MariAlice Lindig

Members Present: 16 persons in-person representing 20 votes and 5 proxies representing 7 voting rights.

Total Voting Rights Represented: 27 (some members have more than one lot)

The meeting quorum of 20% was met with 46% of the allocated voting rights represented

Brian Corrigan, Board Vice-President, called the meeting to order at 4:30 pm.

Roll Call: 16 people in attendance

New owners in Stagecoach were welcomed: Rachel & David Cardwell.

Resolution #1 is to approve all actions (bill paying, budgets, etc.) taken by the board during the 2024/2025 year and the minutes of the 2024 meeting. A motion was made to pass this resolution, there was a second and accepted unanimously.

Subcommittee Updates:

DRC (Design Review Committee): Suzanne Strear reported that several homes were completed this year in the neighborhood and those owners received their security deposits. These homes are nice additions to our community. Several residents have submitted proposals to the DRC for improvements.

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. The Firewise status of our neighborhood expires this November and Michael will submit the necessary documentation to continue our Firewise status. We should have defensible space five feet around the house and it is recommended to place a metal mesh (found at Ace Hardware) around the bottom of porches and intake areas of the home so that in the event of a fire, no embers can enter the home. We want to continue to do what we can do to keep our homes safe.

The HOME ZONE includes the home itself and everything within 5 feet of the foundation including fences, decks, porches, and other attachments. The focus is to prevent ember penetration. Helping our homes to stay safe also includes the following: Clean roofs and gutter of dead leaves, debris and pine needles, replace or repair any loose or missing shingle or roof tiles, install 1/8-inch metal mesh screening on roof vents. Clean debris from vents,

repair or replace damaged or loose window screens and any broken windows, Screen or box-in areas below patios and decks with wire mesh or rocks, Move any flammable material away from wall exteriors, Remove anything stored underneath decks or porches.

Then, 5-30' From the Furthest Exterior point of the home: Includes landscaping/hardscaping. Employing landscaping or creating breaks that can help influence and decrease fire behavior, Clear vegetation from under large stationary propane tanks, Crated fuel breaks with driveways, walkways/paths, patios, and decks, Keep lawns and native grasses mowed to a height of four inches, Remove ladder fuels (vegetation under trees) like juniper so a surface fire cannot reach the crowns, Prune trees up to six to ten feet from the ground; for shorter trees do not exceed 1/3 of the overall tree height, Space trees to have a minimum of eighteen feet between crowns, Tree and shrubs should be limited to small clusters of a few each to break up the continuity of the vegetation across the landscape.

EXTENDED ZONE: 30-100 feet. Landscaping -the goal is not to eliminate fire but to interrupt fires' path and keep flames smaller and on the ground, Dispose of heavy accumulations of ground litter/debris, Remove dead plant and tree material, Remove small conifers growing between mature trees, Remove vegetation adjacent to storage sheds or other outbuildings within this area, Trees 40 to 60 feet from the home should have at least 12 feet between canopy tops.

Evacuation Planning (Ex. Preparedness & Routing) and Wildfire Preparedness: The Firewise Committee works with the local fire department and county wildfire council to evaluate roadside clearance of evacuation routes. The [gcemergency.com](https://www.gcemergency.com) website contains official information of any nearby wildfire event. We encourage homeowners to sign up for CodeRed text alerts for any pre & evacuation alerts and to obtain GCWC reflective home address signs.

STR (Short Term Rental Committee): Brian Corrigan reported no major agenda items out of the STR Committee other than a reminder to those who do short-term rentals to complete the form that is on the website and otherwise adhere with all Grand County regulations. Chris Bockmann reiterated the request and noted that there are only 3 forms on file with the board.

Road Report: Chris Bockmann reported that the road is patched every other year. This was the year it was patched – and there were no major issues. So far the road appears to be fine with patching for the next 5 years. Our Road Account needs to continue to be built up for future major work.

Pond Report: Chris Bockmann reported that no decisions have been made on how to control the weeds in the pond. She asked for a volunteer to research ways to rid the ponds of weeds and maintain it going forward. Mike Williams volunteered.

Resolution #2 to approve carrying over an operating budget surplus of an estimated \$18,000 to the 2025/2026 budget to cover budget items and any unanticipated expenditures. A motion was made to accept this resolution, seconded and passed unanimously.

Resolution #3 to adopt all aspects of the 2026 Operating and Capital Budget as proposed. This January's HOA payment will be \$950 (\$650 to the Capital/Road Budget and \$300 to the Operating Budget). A motion was made to accept this resolution, seconded and passed unanimously.

Resolution #4 to amend Sec. 3.24 of the Stagecoach Covenants to change the number of allowable dead trees on a lot to five dead trees was discussed. More work on the amendment will be made this year and voted on next year.

Under New Business, there was discussion about a potential future change to the Rules and Regulations to amend the definition of "Improvements". Many helpful points and perspectives were raised on the proposal itself and other broader considerations around DRC review and the requirements of the covenants. There will also be more thought and research into a possible covenant change on improvements or other related aspects of the covenants this year with a vote next year.

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 2025/2026 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, marialicelindig128@gmail.com

The meeting adjourned at 6:20 pm.