

Stagecoach Estates 2020 Annual Board of Directors Election
List of Candidates and Candidate Statements

PRESIDENT: 1-year term filling the remainder of the term of Brian Bitner, who reached term limit

Candidates

Scott McClellan, Lot 39

DIRECTORS:

One 3-year term replacing Roger Bitner whose term was up

One 2-year term to fill remainder of term of Mike Gonzales who resigned in March

Candidates

Elke Touchette Lot 2

Rosie Moore Lot 4

Todd Skrypek Lot 9

Bertha Rau-Harris Lot 43

Justin Bitner Lot 66

Cara Murphy Lot 70

Roger Bitner Lot 74

Ralph Brown Lots 79 and 85

Mike Packard Lot 100

Vince Heyd Lot 107

CANDIDATE STATEMENTS

CANDIDATE FOR PRESIDENT

Scott McClellan, Lot 39

To My Stage Coach Neighbors

Hi All,

My name is Scott McClellan. I am a current Board Member on the SELOA Board of Directors and I am running for President.

I love Stage Coach Estates and have put down roots here with my better half, Kathy, and my two children, Kip and Garrett. I have served on the Board because I want to preserve the magic we have all found here. While serving on the Board we haven't always agreed on various issues but there is mutual respect among all Board members and the desire to find a compromise and preserve our unique sub-division.

Over my career I have excelled at organizing people to complete mutually beneficial tasks, sometimes resulting in extraordinary achievements. I have successfully started and sold several engineering companies and rallied those employees to achieve great things. Our products and services have served many high-profile enterprises; BP, Haliburton, Schlumberger, ATK, NASA, and NASCAR to name a few.

On a more relatable example, over the years I have organized most of my immediate neighbors to do things that collectively benefited the neighborhood; harvest firewood in the fall (3 families), form an LLC to purchase snow removal equipment (4 families), provide snow removal for Basin Canyon Rd. (10 families), coordinate the chipping of dead wood to reduce the fire hazard in our sub-division (7 families).

I would like to continue to assist the sub-division where I can and organize the Board of Directors to continue making Stage Coach one of the most exceptional places to live in Utah.

I pride myself on being reasonable, approachable and taking time to hear and consider another's point-of-view. This June Stage Coach Lot owners are electing a new President and I am asking you for your vote.

Thank you,

s.

801.231.1897

Note: Mr. McClellan purchased lot 39 jointly with Kathy Borden, whose name is listed on the title. Mr. McClellan is recorded as joint mortgage holder with Ms. Borden with the Summit County Recorder's Office.

CANDIDATES FOR DIRECTORS (10)

Elke Touchette, Lot 2

- see separate pdf file

Rosie Moore, Lot 4

I'm Rosie Moore and have lived on Lot 4 since buying in mid 2018. I've spent my career as a geologist in mining exploration, have travelled the world, and now get to live in the best spot! While attending many SELOA board meetings I've witnessed a lot of contention and find it odd for a such a remotely serene setting to harbor so much angst. I've been a company executive, have served on boards of venture capital and public companies for two decades, and am currently a director of four companies. I believe that communication is key to solving conflict and that creative thinking can always define common ground. I hope to play a role in crafting workable solutions to assist the Stagecoach community navigate its current growing pains so that all Lot owners can enjoy the serenity of our fabulous setting while having confidence that our lot investments are protected by good governance.

Rosie Moore, Executive Geologist, Director & Investor, Cell: 801 821 7978

Todd Skrypek, Lot 9

Myself and family have been full time residents of Stagecoach Estates since 2013. I am a local business owner that works in the construction industry. I love everything about our community and environment here and want to preserve it. I look forward to working with other owners and board members to solve some of the issues that seemed to have plagued us as a community for the past few years. If given the opportunity I will listen to all points of view.

Todd Skrypek

Bertha Rau-Harris, Lot 43

Stagecoach Estates Lot Owners,

My name is Bertha Rau-Harris and I would like to submit my candidacy for one of the open DIRECTOR positions on the SELOA. My husband and I have lived in Stagecoach Estates full time since November of 2016. Lot 43.

Some of my qualifications:

1. I am a career Business Analyst/Project Manager specializing in requirements gathering and data analysis (Business Intelligence/Reporting). I have excellent organization skills and

am a very driven person who strives for the win-win and the right thing for all involved. I aim to add value and wholeheartedly believe in communication, transparency, and information sharing. My entire career has been built on being the middleman between a requestor and the execution team, consistently communicating with and to each, and delivering what was requested while balancing the issues. I am not afraid of hard work or the details and have a reputation in the IT community of excellence.

Education: Bachelor of Science, Management Information Systems

2. I am currently running the Stagecoach Estates web site hoping to bring it to the next level. I have already made some improvements to the site and have many more planned. Membership on the Board would make it so I can be even more proactive and reactive with communication and website improvements for the benefit of the Board members and Lot owners. I believe that TRANSPARENCY is key.

3. I am one of the three founders of the "Insights Group". We are determined to be a value-add group currently working on the rewrite of the new CCR's to help the SELOA pass them. We came together to assist the Board with anything that is needed or requested of us. We welcome any Lot owner who wants to be a part of the group. This group is also determined to bring more researched and detailed information to the Board so they can analyze the information and make better decisions.

In the past, my husband and I have tried to attend board meetings. We stopped attending because of the disarray in which the meetings were held, the lack of coherent communication, continuity in the discussions, lack of decisions made at the end of a meeting, lack of respect, and the non-existent control/command and leadership from our current President. Meetings today are less productive than they should or could be.... But looking toward the future, if elected to the Board I would be....

- a Director who helps the President and Secretary drive and manage the meetings – from both the SELOA Board members to the Lot Owners in the audience, and to do so in a positive and productive manner.
- a Director who does the work before a meeting to understand the issues/problems to be addressed, is well versed on them, is willing to hear other's opinions, and can help synthesize the information into positive and actionable tasks or solutions.
- a Director who helps and drives the Board toward making decisions or creating solutions.
- a Director who, if made part of the solution, executes on it, provides communication and updates and always does so with transparency and fairness.

I would also like to declare that aside from having a home in Stagecoach Estates, I have no conflicts of interest that could or would interfere with any of the duties, as I understand them, of a Director on the SELOA Board.

I would love your vote, and for it, I promise I will never say “this is a volunteer position”- ever. I will always try to make the time to give to a problem, question, or request. If elected, you will have my full commitment and I will never allow a meeting or a conversation with me to be wasted time or effort for anyone.

Bertha Rau-Harris

Cara Murphy, Lot 70

Thank you for considering me for the SELOA Director position.

My family and I have lived in Stagecoach for 4 years now, and I've been in Park City since the early 80's and graduated from Park City High. My husband, Patrick, is from Minnesota and has lived in Utah since 2005.

Some of our favorite things to do in our neighborhood include hiking, sledding in the winter, bringing our horses up for weekend trail rides in the summer, and listening to the owls at night. We appreciate the many friendships we've built with neighbors, and I would like to welcome the many new faces that we see moving in.

I have a background in Communication (Master's degree from the University of Utah), I am the administrator of the Park City Homeschool group on Facebook, and I am the District Commissioner of the Park City Pony Club. I've also been an active founding member of the Stagecoach Insights Group, working to revise the CCR's so that our neighborhood is current. From these roles, I've learned the importance of organization, good communication and transparency.

In regards to transparency, I want to share that I have no conflicts of interest when running for a board position. I don't own any surrounding property to Stagecoach, nor do I have business interests in or near Stagecoach. I feel this is imperative to making decisions that benefit the community as a whole.

My goals for Stagecoach include:

- community work days
- get to know your neighbor events
- keep our gates repaired and updated
- clean up dumpster area
- continue with road maintenance

- transparency with SELOA financials
- transparency with SELOA road usage
- clarification about our easements
- pass our CCRs
- maintain clear fire escape routes
- equal consideration to Basin and Kimball
- better record keeping
- non-negotiable, dedicated time at each meeting to hear lot owners concerns

Please feel free to reach out to me if you'd like: Cara.adria@gmail.com

Thank you for your vote!

Cara Murphy

Ralph Brown, Lots 79 & 85

My wife and I have been full-time residents of Park City for thirty years and have owned in Stagecoach Estates for five years. Last year, we became full-time residents of this magical place. I cherish the peace and solitude of our neighborhood and the pristine nature surrounding our mountain community. As a Board member, I would love to help foster our growing neighborhood while maintaining the unique experience of living amongst the elk and the aspen. My experience from forty years as a Chief Financial Officer would be an asset to the Board. I am partially retired and have the time to help guide our community into the future.

My experience in managing small to medium sized businesses has allowed me to work on all aspects of business financing, operations, and managing personnel. Early in my career, I was an Officer in the Army and a CPA and Management Consultant at Arthur Anderson. I have been the CFO at several medium-sized companies including a Salt Lake City-based educational Software company, Trucking company, and a Packing and Shipping company. Based on my work history, I believe I can help make a difference in our Community and maintain our very unique status in the broader Park City and Summit County area. Thank you for your support!

My contact information is as follows:

Ralph Brown
Lots 79 & 85
10754 Basin Canyon Road
Park City, UT 84098
435-659-1595
nkbrjb@hotmail.com

Thank you,
Ralph Brown

Mike Packard, Lot 100

I'd like to volunteer to be a member of the Stage Coach Estates board. I live full-time at lot 100 up high on N. Church Rd. I love being here at Stage Coach Estates. And I am absolutely willing to help make Stage Coach a better place for everyone who lives here, and owns property here.

I have worked in the corporate world and also now, I'm self-employed. Throughout my career I have been able to work with varied people to come up with win-win solutions. I'd like to bring that experience to the StageCoach board.

Sincerely,
Mike Packard

Vince Heyd, Lot 107

I've been a lot owner in Stagecoach for 5 years now. I have been living up here full time for the last 6 months. I've loved every second of my time up here in Stagecoach! I have lived in Park City for the last 15 years and love the community and town. Getting to meet and spend time with the Stagecoach community has been incredible. We have an amazing group of people in our community. I'd love to be able to give back and serve our community.

- Vince Heyd