

Minutes of the Stagecoach Estates Lot Owners Association Annual Lot Owners Meeting  
April 29, 2021 6:00 pm  
Virtual via Zoom videoconference. No in-person option due the Coronavirus pandemic.

Board members present: President Scott McClellan, Vice President Jackie Pender, Secretary Lucy Jordan, Treasurer Ralph Brown, Directors Casey Brown, Cara Murphy, Rosie Moore, Steve Cuttita, Justin Bitner, Gary Auerbach, and Director Brian Tiley.

1. 6:00 Determination of Quorum. 21 lot owners and all board members present on the video call.
2. 6:05 Call to order and welcome by president Scott McClellan.
3. 6:10 Approve 2020 Annual Meeting Minutes (vote via chat) Rosie Moore moved that we accept the minutes that were sent to lot owners in advance. Steve Cuttita second. Vote via chat. 21 yesses in chat window, zero nos. Minutes approved.
4. 6:11 Treasurer's Report and 2021 budget
  - a. 7 lots have not paid their annual dues. Should get ~\$10K more when they pay.
  - b. Income was \$15 K above what we budgeted, mostly due to impact fees. We stayed on track with expenses. Was tight due to an unexpected invoice from Ed Byer for work done in 2019 that came in early 2020.
  - c. 2021 budget: We are projecting we will get about \$14K in impact fees so we will have about \$125K to spend. Admin budget is more than normal because the board proposes to build up the savings account. Slide has \$1200 for website upgrade. Lucy Jordan noted the board had decided to put that money toward scanning the 5 boxes of secretary files. Lucy Jordan moved to accept the 2021 budget as presented except one change from website upgrade to scanning documents. Gary Auerbach second. 25 yesses in chat window, zero nos.
5. 6:25 Board of Directors Election: Thank outgoing board members Scott McClellan, Jackie Pender, Brain Tiley, and Gary Auerbach for their service. Candidates had one and a half minutes to introduce themselves. Lucy Jordan explained how we are using a new, secure ElectionBuddy online voting system for the board positions and dues increase votes. Voting began a week ago and will close at 7:30 pm tonight.
6. 6:50 Proposed Dues Increase with time for voting. Rosie Moore outlined why a proposed dues increase is needed. Voting via ElectionBuddy closes at 7:30.
7. 7:00 Proposed Amended Bylaws.
  - a. Scott McClellan explained why we need bylaws and new CC&Rs. The board voted to send the bylaws out to members to vote but the board wanted lot owners to hear some of the points that were being discussed. Lucy Jordan explained how we will vote via email after the discussion is closed. Elke Touchette, Chair of the

Committee to Rewrite the Documents, spoke to the main changes with the new proposed bylaws. Lucy Jordan, Wim deJager, Briana Allred, and Cara Murphy, committee members also spoke: 1) Incorporate critical provisions of the Utah Community Association Act, 2) Reduce the number of directors to 5 from 7, 3) Clearly list the duties of officers and directors, 4) stagger officer terms, 5) Add qualifications for candidates to run for board positions.

- b. Rosie Moore talked about flaws in the rewrite process and a couple of the parts that may be problematic for effective operation of the Board: 1) Chairs of Committees must be elected, 2) blood relative prohibition may open us to lawsuits, 3) no rules and fine structure, 4) hunting no longer specifically prohibited. She pointed out that the HOA attorney recommended not to pass them.
  - c. Scott McClellan presented a roadmap and timeline to work on bylaws if they don't pass.
  - d. Some discussion and questions and clarifications.
  - e. 7:25 Closed the bylaws discussion and email voting open for another 15 minutes until 7:40.
8. 7:30 Board Report: Scott McClellan went over the items on the slides. Casey Brown, Road Committee Chair, talked about road work plans. Brad Williams volunteered to help with tech committee.
9. 7:40 Fire Preparedness: Drew Jordan, fire committee chair, explained the urgency in fire preparedness due to drought.
- a. Cara Murphy noted via chat that she has a lead on a landscaper and a dumpster owner if anyone would like to share. The dumpster rental is \$250 for two weeks and includes hauling it away and dump fees.
  - b. Guest Speaker David Telian, co-owner Alpine Forestry presented things that individual property owners and HOAs can do to reduce fire risk. Has been involved in the Basin Recreation treatment and burning 1300 piles. Work to improve signage for emergency exit through Tollgate and visa versa through Stagecoach Estates for Tollgate residents. Our situation with Morgan County and surrounding mountain neighborhoods puts us at increased risk for wildfire.
  - c. Question from Gary Auerbach: how much does this type of mitigation reduce our risk. Telian replied that the majority of fires you don't hear about were kept small. If you reduce fuel, you reduce fire intensity and give yourself and your property a much better chance of surviving a wildfire.
  - d. Potentially interested parties. Packard, Garbett, Touchette, Auerbach.

10. 8:05 Architectural Control Comm Report by Kathy Borden. 16 active construction projects this summer. See report. Reminders: No heavy trucks Nov 1 to May 1 without ACC approval. Speed limit 20 mph.

- a. Matt Wilkin asked if we could have different codes for Basin and Kimball gates. Kathy Borden explained that it would be difficult for contractors to turn around at the Basin gate.

11. 8:20 Roads Casey Brown road committee chair:

- a. Weed spraying volunteer needed. Thanks to Brian Tiley for many years of doing the spraying.
- b. 2021 plans (wish list).
  - i. Bitner Ranch Road plans. Patch and stripe this summer. 2022 after the County puts in the Silver Creek connector, BRR will do a more extensive rework.
  - ii. Please volunteer to be on the road committee.
  - iii. Pile of concrete at intersection of Lower Cove and Kimball Canyon would like to get bids to remove. Previous bid was around \$15K.
  - iv. Many of the water valves are buried under three feet of rotomill that has compacted into asphalt. Two vendors have given estimates to extend the valves. 10 valves on lower Kimball are would cost us \$7-\$10K because he has to bore down with a vacuum truck. We have \$4K budgeted. Others around the subdivision should be less expensive because they are not buried so badly.
  - v. Paving some of the high traffic areas where rotomill is not working. Estimate from Eckles Paving was \$40 per lineal foot = 1000 ft section of road = \$40K. The entire subdivision would be about \$2M.
  - vi. Request to widen parts of Lower Cove.
  - vii. Regrading the steep section of Basin.
  - viii. Hailes Loop gravel.
  - ix. Need to take construction projects into consideration in road plans to make the most of our budget.

12. 8:30 Open to floor for comments and questions

- a. Wim deJager lot 1 comment: Google maps is often wrong.

13. 8:35 Election and Bylaws Vote Results and Swearing In

- a. Suzanne deJager and Meghan Robinson, teller committee
- b. 5 spoiled ballots (did not pay dues). About 69 votes cast for board positions and dues increase ballot measure.
- c. ElectionBuddy results presented by Suzanne deJager. New board members: Roger Bitner president, Naomi Williams vice president, Megan Robinson director.

Ralph Brown and Lucy Jordan reelected to treasurer and secretary, respectively.  
Director runners up Cara Murphy, Vince Heyd.

- d. Dues increase 47 yes, 22 no. Dues will increase to \$1000 next year.
- e. Everyone can use their login to go view results. Can do audits. ElectionBuddy increased our voter turnout.
- f. Bylaws 22 yeses, 17 nos. New bylaws pass.
  - i. Matt Wilkin noted that he was not aware of the issues and he voted yes before the discussion, but would have voted no if he had been aware of the hunting provision being taken out. Maybe others would be of the same opinion.
- g. Swearing in: Elke Touchette read the Oath of Office from the new bylaws.
- h. Lucy Jordan and Elke Touchette explained that the committee and board had determined before the bylaws vote that there could be a transition period between passing new bylaws and the next election to bring the board composition into compliance with the bylaws.
- i. Elke Touchette suggested that we swear in with the new Oath at the next board meeting.
- j. Scott McClellan swore in Roger Bitner, Naomi Williams, Megan Robinson, Ralph Brown, and Lucy Jordan with the Oath of Office from the 2010 bylaws.

14. 8:52 Adjourn