

Regular SELOA Board Meeting Minutes November 27, 2023, 5:30-7:30pm

Location: Park City Library building, 1255 Park Avenue Park City UT and via Zoom.

1. 5:36pm Call to order and roll. Present: President Steve Cuttitta, Treasurer Caleb Fisher, VP Lucy Jordan, Secretary Drew Jordan, Director Connie Barnhart, Director Suzanne de Jager, Director Mark Robinson, Director Graham Anthony.
2. Secretary Report.
 - a. Drew Jordan moved to approve the minutes of the September 21 Board meeting. Lucy Jordan seconded the motion. All Board members voted to approve.
 - b. Drew Jordan moved to approve the minutes of the October 17 Board work session. Graham Anthony seconded the motion. All Board members voted to approve.
 - c. Drew Jordan reviewed the correspondence letter 14 November 2023 from the SELOA Board to Peak Wireless Services regarding remaining support equipment not yet removed from Lot 107. Copy of letter attached (addendum #1)
 - d. Steve Cuttitta reviewed the Board's interaction with Lot 2 (Ms. Elke Touchette) after SELOA residents inadvertently damaged her private driveway culvert in a Good Samaritan attempt to unclog the culvert during heavy Spring 2023 snow melt-off.
 1. SELOA paid \$2,500 for damages and repairs.
 2. Going forward Ms. Touchette will not hold SELOA accountable for any future damage to her driveway or culvert.
 3. A copy of the letter from Ms. Touchette acknowledging the indemnity agreement with SELOA is attached (addendum #2).
3. ACC Committee Report
 - a. Suzanne de Jager has stepped down as the Chair of the ACC. The Board expressed their gratitude for her volunteer efforts and dedication during a busy 2023 build season at SELOA.
 - b. Ms. Connie Barnhart, Ms. Rosie Moore, and Mr. Scott Ray will remain on the ACC Committee.
 - c. The Board will solicit the SELOA general membership for interested candidates to fill the vacant ACC Chair position.
 - d. Ms. de Jager's last action was to reconcile the ACC accounting. The SELOA Treasurer (Mr. Caleb Fisher) will continue to work with the ACC to ensure proper financial collections/payouts.
4. Concerned residents for fire mitigation Report
 - a. An updated CWPP (Community Wildfire Protection Plan) for SELOA was required to be submitted to the Utah Dept. of Natural Resources Division of Forestry, Fire and State Lands before 17 November 2023. Lucy & Drew Jordan submitted the CWPP on behalf of SELOA. The CWPP will be sent out to all SELOA members through the SELOA property manager.
 - b. The CWPP and accompanying risk assessment calculations provide data specific to SELOA that will be utilized by emergency agencies in the event of a wildfire in or adjacent to our community. The risk assessment that accompanies the CWPP

highlights areas for improvement in our community and produces an insurance Services Office (ISO) rating.

- c. The ISO fire rating determines how well your local fire department can protect your community and home. Insurance companies use the score to help set home insurance rates.
 - d. The ISO rating for the SELOA property is 9. The scale is 1-10 with 10 having the highest risk.
5. Road Committee Report
- a. The committee needs direction from the Board.
 - a. The committee will develop a long term, short term, targeted hot-spots plan for road repairs/improvements.
 - b. Membership expectations for road easements is across the spectrum since some lots are undeveloped land while others are brick & mortar structures.
 - c. Current 2024 budget for roads is \$10,000.
 - d. Board will put forth a motion/vote during the March 2024 annual membership meeting for a road-specific special assessment. Based on voting results the Board will give the Road Committee direction for road improvements/repairs.
 - e. The Road Committee needs a minimum of 6 months lead time to coordinate with vendors for road repairs/improvements.
6. Unauthorized paving of Lower Cove Rd from the intersection of Kimball Canyon Rd to approximately Lot 29A.
- a. 1 November 2023; 7 lot owners led by Mr. Chip Garner contracted with Miller Paving to apply 4-8 inches of asphalt on Lower Cove Rd. From the intersection of Kimball Canyon Road up to approximately Lot 29A.
 - a. The addition of 4"-8 inches of asphalt was not authorized or funded by SELOA.
 - b. No engineering reports or water drainage improvements were performed on the existing road before the application of the asphalt.
 - c. None of the 7 lot owners approached the SELOA Board or the SELOA Road Committee for approval to perform the application of asphalt.
 - d. SELOA President (Mr. Steve Cuttitta) interviewed Mr. Chip Garner to inquire why the 7 lot owners had not gone through the appropriate approval channels with SELOA to apply the asphalt. Mr. Garner's reply was that he did not believe the SELOA Board would approve the project. When asked if any engineering studies had been performed before applying asphalt on the road, Mr. Garner replied that he was not aware of any engineering studies required to apply asphalt on top of an existing road.
 - e. SELOA Boards concerns:
 1. Additional weight of 4-8 inches of asphalt on a hillside road which might result in instability.
 2. No new culverts were installed to handle water run-off.
 3. Uphill drainage channel was filled in with no new drainage channels installed.
 - f. SELOA needs legal protection in case the unauthorized actions of these 7 lot owners results in road damage to include a landslide.

- g. SELOA President will:
 - 1. Draft a statement letter highlighting that the SELOA Board had no knowledge or active participation in the asphalt addition to Lower Cove Rd.
 - 2. Contact legal counsel for advice and determine future steps to take to protect SELOA.
- 7. Cry Baby Road/West Upper Cove Road conversion from a private driveway to a platted SELOA managed road easement.
 - a. Six lots touch the private Cry Baby Rd. (Lots 72,73,75,76,77,78). Reference addendum #3
 - b. Lot 78 (the Allreds) are requesting that the existing private road become a platted SELOA road and that SELOA assist with the costs associated with the transfer.
 - 1. Lot 72: owner present via Zoom. agrees with the road conversion.
 - 2. Lot 73: Contact with the Allreds has been unproductive.
 - 3. Lot 75: According to Briana Allred, owner agrees with the road conversion.
 - 4. Lot 76: According to Briana Allred, owner seems to be OK with the road conversion but this needs to be confirmed. Cry Baby road only affects a small part of the backside of this lot.
 - 5. Lot 77: According to Briana Allred, the owners agree with the road conversion.
 - 6. Lot 78: The Allreds agree with the road conversion.
 - c. Briana Allred will draft a letter to be sent out by the SELOA Board to all six lot owners expressing the desire to convert the private Cry Baby Road to a platted SELOA road easement.
 - d. The SELOA Board will continue to assist Ms. Briana Allred to facilitate communication between the six lot owners and work towards assisting the desire of these lot owners to transfer the private road to a SELOA platted road easement.
- 8. LDS Church camp road easement contributions to SELOA update
 - a. Director Brian Tiley (not in attendance) is leading this effort. VP Lucy Jordan will follow up with him for an update.
- 9. Point of contacts for 2023-2024 snow clearing efforts
 - a. Kimball Canyon Rd, Lower Cove: Mr. Mark Deneau
 - b. Basin Canyon Rd, Hailes Loop Rd: Mr. Caleb Fisher
- 10. Next Board work session: December 18, 6 pm. Location TBD.
- 11. Adjourn meeting 7:32pm

Addendum #1

November 14, 2023

From: Board of Directors Stagecoach Estates Lot Owners Association

To: 1) Peak Wireless Services
2) Mountain Regional Water

Subj: REMOVAL OF PEAK WIRELESS EQUIPMENT FROM SELOA LOT 107 AND ELECTRICAL POWER ACCOUNT TRANSFERRED TO MOUNTAIN REGIONAL

The Stagecoach Estates Board is requesting that Peak Wireless Services remove all remaining equipment from Lot 107 and the power account transferred to Mountain Regional Water by November 20th 2023. The building structure previously utilized by Peak Wireless Services will now revert to and be the property of Mr. Vincent Heyd who is currently on record with Morgan County Utah as the owner of Stagecoach Estates Lot 107. The lot owner has agreed to let the power continue to run through the building structure to support Mountain Regional Waters infrastructure with the power being the responsibility of Mountain Regional Water.

Regards
Stagecoach Estates Board of Directors

Addendum #2

From: E T <elketouchette@gmail.com>
Date: November 3, 2023 at 9:36:29 AM MDT
To: Mark Robinson <seloadirmarkr@gmail.com>
Subject: **Re: Culvert Repair**

SELOA Board,

Thank you for issuing a check for \$2,500 to me to pay the contractor I chose to repair the damage to my driveway and culvert that SELOA caused in April 2023. I understand and accept the provision that I will be responsible for any future work or repairs regarding the same.

Respectfully,

Elke Touchette

On Fri, Nov 3, 2023 at 9:22 AM Mark Robinson <seloadirmarkr@gmail.com> wrote:

Good Morning Elke,

SELOA would like to move forward with the repair of your culvert. The board would like to issue you a check **\$2500.00** so you can use the contractor you have sourced to repair in full before the ground freezes. By accepting this check in good faith you agree that any future work or repairs will be the responsibility of your lot, and this resolves this matter entirely.

Thank you for your patience!....

Mark Robinson
Director

Addendum #3

