

Regular SELOA Board Meeting Minutes February 27, 2024 (6:00-8:00pm)

Location: Virtual meeting via Zoom.

1. 6:03pm Call to order and roll. Present: President Steve Cuttitta, VP Lucy Jordan, Treasurer Caleb Fisher, Secretary Drew Jordan, Director Connie Barnhart, Director Brian Tiley, Director Suzanne de Jager, Director Mark Robinson. Director Graham Anthony absent.
2. Secretary Report.
  - a. Drew Jordan announced to the Board the recent passing of Mr. Fred Bacon (Lot 99). Mr. Bacon was a past SELOA President instrumental in the early development of Stagecoach, in particular the establishment of the culinary water infrastructure with Mountain Regional Water.
  - b. Drew Jordan moved to approve the minutes of the November 27 Board meeting and the December 18 Work Session. Connie Barnhart seconded the motion. All Board members voted to approve.
  - c. Annual lot owners meeting must be held during the last two weeks of March according to the bylaws. Suggested dates 21 March (primary) and 26 March (secondary). ACTION: Lucy Jordan will check meeting room availability in Summit County and make appropriate reservation.
3. Open board positions (2-year terms) to be voted on by the membership after the annual board meeting: Vice President (Lucy Jordan), Secretary (Drew Jordan), Director (Brian Tiley), Director (Graham Anthony)
  - a. SELOA members interested in running for open board positions will be given a 2-minute opportunity to address the membership during the annual meeting. Voting by the general membership will occur after the annual meeting via ballot emailed within 7 days.
  - b. ACTION: include announcement of open positions in annual mtg announcement
4. Treasurer Report
  - a. \$13419.89 was in Operating account at the end of 2023.
  - b. Lots 21 and 27 have not paid 2023 dues.
  - c. 4 lots have not paid 2023 Special Assessment.
  - d. 4 lots have not paid 2024 dues.
  - e. 38 Winter Residents for 2023/24 season. 10 lots have not paid BRRR Winter Maintenance. \$226.64 per lot.
  - f. As of 2/25/2024 Bank Account Status:
    - i. Operating Account: \$87,666.08
    - ii. Reserve: \$52,221.51
    - iii. Performance: \$29,305.95
  - g. ACTION: Caleb Fisher will work with Deb Larsen (S2S Property Manager) to more aggressively collect past dues.

## 5. Road Committee Report

- a. Committee Chair Heidi Fisher asked by the board for input on options for road improvement projects.
  - i. If minimal budget is awarded (<\$10K), no road improvements suggested, focus funds on minor repairs and spring run-off clean up
  - ii. If >\$10K road budget is awarded, top priority is improvement on the east side of Upper Cove Road down to Basin Canyon Rd. At minimum, it needs drainage dug, grading and adding surface material to make accessible. Estimated cost \$5-10K depending on extent of work.
  - iii. Kimball Canyon Rd. (Sharp curve with electrical junction box) requires the road to be widened and electrical box moved.
  - iv. Installation of drainage culverts at the “Y” (entrances to Stagecoach on both Kimball and Basin Canyon) and lower Kimball.
  - v. Improve surface on N. Church Rd. Focus on area from Basin Cyn Rd toward Bitner Ranch/church camp entrance.
  - vi. Slurry seal mid-lower part of Kimball Canyon Rd. To protect current investment (~\$45K).
- b. 2024 projected road budget is only \$10K. How do we raise the extra capital for projects?
  - i. Transfer fees (have to be in Covenants)
  - ii. Impact fees
  - iii. Increase ACC fees
  - iv. Increase SELOA annual dues
- c. Stagecoach utilizes rotomill on roads. Cheap material comes from local road projects usually during the late summer months and with very little notification. To take advantage of it, we need funds available, quick board approval for spending, and need to be a reliable buyer for contractors or they will stop asking.
  - i. Road Committee recommends that a surplus road fund be established to be able to capitalize on the acquisition of this low-cost material when it becomes available.
- d. Discussion with input from all board members on type and amount of a road special assessment.

## 6. Concerned residents for fire mitigation report

- a. Refer to addendum #1 for correspondence from Alpine Forestry regarding a proposal to clear brush back along road easements in Stagecoach.
  - i. Alpine Forestry vendor recommends a minimum amount of \$20K-\$30K budget to mobilize their equipment on site and perform clearing services along our easements at an hourly rate.

- b. A \$30K budget will not allow all roads in SELOA to be cleared. A forestry management vendor or a member of the PCFD will assist SELOA to determine the highest priority areas to be cleared. Multi-year special assessment would be required to clear back along all of Stagecoach's road easements. Discussion on if the board should propose a special assessment for fire mitigation with input from all board members.
- 7. Special Assessments vote
  - a. Discussion about proposing one or two special assessments for vote at the annual meeting for fire mitigation clearing vegetation along roads and/or for road or culvert improvement and repair. Discussion focused on where the road and safety priorities lie. Input from Road Committee's conversation with Ed Byer. Robust discussion with all board members weighing in on what the assessments would be for and the amount.
  - b. Lucy Jordan moved the Board put forth a vote for a special assessment [at the annual meeting] for roads to improve drainage in the HOA, including putting in bigger culverts at the Y and as many more culverts as we can get for a special assessment of \$400 per lot according to an estimate from Ed Byer. Connie Barnhart seconded the motion. All Board members in favor.
  - c. Lucy Jordan moved the Board propose a special assessment for fire mitigation to have a forestry company come in and clear back the roads according to what the PC fire department fire marshal says are our highest priority areas [in the amount of] \$400 per lot to be voted on at the annual meeting. Connie Barnhart seconded the motion. All Board members in favor.
- 8. Rules and Fines draft update
  - a. Board members reviewed the final draft of the Rules and Fines. ACTION: Connie will review the final draft to make sure it is not redundant with the AC guidelines. Straw poll: all board members would vote for this version except Mark Robinson wanted to review it one more time. ACTION: Lucy to create final-final draft after Connie's review and send announcement and draft to membership before the minimum number of days notice required by UCAA (2 weeks? Check this.) that the board intends to hear membership comments and then vote on Rules and Fines at the annual meeting.
- 9. Sea to Ski property management contract. Discussion on if we should renegotiate a contract with Sea to Ski property manager.
  - a. If the Rules and Fines document passes S2S would be a good fit (more work with a fine system in place).
  - b. Does SELOA need just an accounting bookkeeper?

- c. Current contract with S2S was a bundle package. SELOA does not utilize all of the package.
  - d. SELOA should renegotiate their contract with S2S to better customize services required and explore monetary savings.
- 10. Peak Tower Communications Lot 107 update from Steve Cuttitta
  - a. SELOA (POC: Steve Cuttitta) has had no contact with this vendor since 5 January 2024
  - b. ACTION: Treasurer will check with S2S to determine if this vendor has been paying the originally agreed upon contractual payment of \$345/month.
- 11. Cry Baby/West Upper Cove Road update
  - a. Board attempted to facilitate communication between all lot owners affected by the proposal to incorporate West Upper Cove (a.k.a. Cry Baby) Road into an official Stagecoach road easement. 4 lot owners responded to the request.
  - b. Lot 73 does not approve the conversion of West Upper Cove from a private road to a platted Stagecoach road right of way.
  - c. ACTION: President will contact Lot 73 owner to see if there is a viable option to incorporate the private road to a Stagecoach right of way with possible variances to road right of way width conventions.
- 12. Meeting adjourn 8:22pm

Addendum #1 (Reply Correspondence from Alpine Forestry)

Hey XXXXX,

Good to hear from you. I remember you mentioning a roadside project a couple of years ago, nice to know it's still on the table. In 2022 we completed 19 acres (little over 8 miles) of this style project for Tollgate, working off of a 10ft thinning from road edge specification. It went well, looked great, and was way safer with more driver visibility. Just in time for the big winter too! Coordination of road closures, escorts, and one way traffic turned out to be a big deal and required a lot of resources, so definitely consider that.

For budgeting purposes costs could be in the range of +/- \$5,000 per acre, and that's for a full haul away, meaning all materials are loaded whole or chipped and removed offsite, which is totally feasible when working right along roads. Keep in mind, in a per-acre project all mapping needs to be spatially accurate done by GIS professionals, no google map sketches.

We've also had agreements for hourly or daily rates, and just worked by priority to a budget cap. Logistically for a project like that we would want at least \$20k-\$30k to mobilize crews and equipment. Going to all the trouble to raise funding, complete plans / specifications / mapping, and put out to bid and contract it's nice to have a project design that's big enough for both parties to show good progress.

Just some quick thoughts, happy to discuss further anytime. Hope all is well over there. Cheers and thanks!