

## Minutes of Stagecoach Estates Lot Owners Association Board Meeting

January 29, 2019 Rm 133 Summit Co Library Kimball Junction Branch 18:00-20:00

APPROVED 3/26/2019

Roll: Nicole Knotts, Scott McClellan, President Brian Bitner, Treasurer Steve Hall, Secretary Lucy Jordan, Brent Bryan, Chuck Grosvenor, Brian Tiley. Absent: VP Jackie Pender, Gary Auerbach, Bill Wilson.

Nine lots represented by owners or designated representatives: lots 64, 2, 90, 70, 9, 74, 40, 28, 101

Action items highlighted in yellow.

### Old Business

1. Approve minutes from the Nov 13 regular board meeting. Jordan read the minutes. Grosvenor moved to approve, Hall seconded, all that were in attendance at the Nov 13 meeting approved.
2. Bi-monthly meeting date availability update. Jordan reported that the best option for most board members and getting a room at the Kimball branch library is the last Tuesday of every other month. If there is not a room available or the date conflicts with holidays we will be flexible. The next board meeting date should be Tuesday March 26 if a room is available. Jordan can schedule 4-6 weeks in advance.
3. Treasurer's report by Steve Hall
  - a. Exceeded 2018 budget by 22% or \$14,000 above budget
  - b. 95% of our budget is roads. Legal and engineering costs related to the Basin Canyon road work put us over budget this year.
  - c. Outstanding dues on 2 lots. Have liens on them.
  - d. 3 lots outstanding on BRRA winter maintenance from last year. Of 109 lots invoiced this year, 27 have paid but no one is late yet.
  - e. We have \$10,000 in our savings account and have \$30,000 in reserve fund.
  - f. Bitner noted that we need to get our books audited. Jack Smith or Tim Hawker have done before.
4. Appoint road committee chair. Bitner has asked Chip Garner to chair this committee as he has extensive construction experience. Todd Skrypek, Roger Bitner, and Ed Byer have also agreed to be on the committee to provide construction experience. Cara Murphy (lot 70) asked if chair could be from someone who has been attending meetings. Bitner wants people on the committee that have construction experience and there is enough work for many people to be on the committee.

5. 2018 road work summary. Last year we got about 300 loads of rotomil for free. We also bought 30-40 loads of rotomill. Spent more on Basin Canyon road in 2018 than on Kimball. We were able to add rotomil to almost all of Stagecoach roads. The only sections of our roads not rotomilled are 1) between Upper Cove and Basin Canyon road where it is very steep and 2) Hailes Loop which is mainly for access for the three lots that Hailes Loop bisects and the water tank and radio tower.
6. The Board also spent a considerable amount of time in 2018 discussing and getting legal opinion on the use of our easements for road maintenance and improvement.
7. Basin Canyon Road Work issue status since Nov 13
  - a. Nov 13 vote at Board meeting to agree to lot 37 proposal to remove fill to make the road 24 feet wide
  - b. Lot 37 came back and proposed a 20-foot wide road
  - c. Nov 19-20 Board voted via email to either (1) agree to lot 37's proposed 20-foot wide road and remove the rest of the fill, (Bitner, Wilson, Hall, Tiley, Pender), (2) remove all the fill (Auerbach, Grosvenor, McClellan), (3) wait to remove the fill while trying to negotiate the 24-foot requested by the fire department (Bryant). Abstain (Knotts, Jordan). Jordan proposed to pull back the road to 24 feet everywhere except where a narrower road is necessary to stay within 50-foot easement.
  - d. Current status. Still in limbo. Lot 37 is not communicating with our attorney. Elke Touchette (lot 2) asked how much it would cost to remove the fill. Bitner doesn't know. There are places within Stagecoach that we could use the fill so the main cost would be the equipment and labor to pull it out.
  - e. Bitner talked about easements with some interjections from the floor: Murphy doesn't want to pay for removal of something that wasn't voted on properly. Touchette asked if we have insurance. Bitner replied that yes, we do but we don't know how that plays into costs associated with removing fill. Discussion of road width. Jordan read the email Brian received from PC Fire Department regarding their allowed 24-foot road width (see Nov 13 meeting minutes). Dan Ibach lot 118 asked if we can defend the 24 foot road width. McClellan talked with Fire Dept and reported that they have no authority to enforce road width but they are concerned about safety. If we don't winter plow and the steep grades make it difficult to get access 6 months of the year, why spend money on wide roads. Basin Road is the big issue because road doesn't follow the platted right of way. He suggests in 2019 we spend budgeted funds not on roads but on attorneys to answer the question of what we can and cannot do in our easements. Bitner noted that Timber Lakes (a development east of Heber City with large lots and similar elevation) has a dedicated snowmobile lane alongside the roads. Stagecoach could consider this to provide for those that private plow and those that do not plow. McClellan and Knotts would like to see a survey of residents desire and a master plan for roads. Toughette asked if we can get a survey going before the annual meeting. McClellan wants the master plan to include road width, parking, and plowing. Bitner talked to Dansie today and they talked about that we might only work on the

easement question in 2019. Bryant asked how much attorneys would cost. McClellan pointed out that it will be cheaper to figure that out now than keep kicking the can down the road. Bryant said improved road access will improve property value.

8. Wildland fire prevention. Jordan covered the main points of a report submitted by Drew Jordan (lot 106). See attached. SELOA is now enrolled in the Firewise Program where lot owners logged their time and money spent doing fire prevention. There is a Wildfire Public Info Night scheduled for sometime in May put in by DNR FFSL. Recommendations: board to communicate Firewise program to lot owners, have them watch video, complete a Wildfire Preparedness Plan, talk to neighboring HOAs. Bitner thinks we should consider having Mike Owens, PCFD Fire Marshall, give a 15 minute presentation at the annual lot owners meeting and maybe watch the video D. Jordan recommended. **D. Jordan to contact Owens to see if he will present at annual meeting.**

9. Roads

- a. Speed flashers from Summit County. When this was last brought up in August, the speed flashers were already booked. Knotts has us first in line for next summer (June) get one flasher for two weeks at a time. Hall asked if we could rent. Knotts didn't know of a rental place but says to buy would be around \$2000.
- b. New road counters. Jordan covered the main points of a report submitted by Drew Jordan (lot 106). See attached. Recommend radar system at \$11,000 but need to add solar panels too. Ibach asked what the road counter info is used for. Bitner replied that we log LDS Church camp traffic and use numbers to request more contribution from them, and use the info to decide how to allocate the road budget within Stagecoach. **Grosvenor will coordinate with D. Jordan to review the estimates. May 1st target to get new ones in.**

10. Parking and right of way issues:

- a. Top of Kimball parking and lot 70 concerns. Bitner talked to Dansie about easement use. Cara Murphy (Lot 70) asked who parks there and pointed out that several Board members either use or drive past the parking area. McClellan pointed out that until we get the use of our easement nailed down, there will not be a clear policy on this. McClellan moved to form an Easement Committee. At no immediate cost, McClellan could ask some contacts he has how much it would cost to get a legal opinion on what we can and cannot do in our easements. Touchette pointed out that none of our warranty deeds say anything about parking and that a simple solution is to not allow parking in the easements and each lot owner should be responsible for access to their lot, which means plowing to their lot so they can park on their lot. Murphy lot 70 says the Architectural Control Committee rules say vehicles can only be lot owners' and cars have to be hidden. Bitner says that Dansie says if you have permission, you can park on someone's property. Murphy asked how many people get to park at the top of Kimball as Stagecoach continues to grow? McClellan says this requires a concerted disciplined approach and that we need to get an estimate on how much it would cost in attorney fees to figure this out. Touchette asked why the board will not make a rule that there is no parking on easements. McClellan moved that we form an easement committee to

get price estimates on what it would cost to get a legal opinion on easements and parking within the easements. Bitner pointed out that limiting parking in easements will cut off every person that wants to access their lot in the winter. Second by Bryan. Hall requested that we have an answer on how much it will cost by next board meeting. All in favor. Motion passed. **McClellan get price estimates on what it would cost to get a legal opinion on easements and parking within the easements before next board meeting.**

**New Business** discussed during discussion of old business:

1. Budget and Road Committee: The Board, with help from road committee will have to decide where to spend budgeted funds next year. McClellan asked what responsibilities and direction the road committee has from the Board. Bitner replied that the committee will meet and come up with a prioritized list of road improvements and how to spend the road budget. Committee will give recommendations and priorities to the Board. The Board will have final say on spending budget, per our Bylaws. Tiley suggested road committee could come up with questions for the survey. Garner will organize the road committee meetings with direction from the Board. **Jordan to compile new list of road committee members and provide to Garner. Garner to organize meeting.**
2. 2019 Potential Road Work: Intersection of Lower Cove and Kimball. Bitner proposed that the concrete now piled at the intersection could be used right there to fill the steep drop-off. If we could widen the road to the west where the well house is, that turn would be safer. We would need to get permission from Mountain Regional to remove well house.

Meeting adjourned at 19:58

Did not get to the following old business:

11. Lot 22 potential damage to Lower Cove Rd (Pender)
12. Report of status of survey of lot owners to get covenants revision moving again (Jordan)

Did not get to the following New Business:

3. Gate code change for contractors due soon
4. Trash dumpsters. Appoint POC. Trash not being picked up. Request by a lot owner to plow down to rotomil.
5. 2019 budget planning
6. Options for annual meeting date
7. Open board positions. Recruit.