



Stagecoach Estates Lot Owners Association
(SELOA)
ANNUAL MEETING

Synderville Basin Special Recreation
District Office
Park City, UT

April 17, 2019

Agenda

- ❑ Determination of Quorum
- ❑ Call to Order
- ❑ Roll/Introductions/New Members
- ❑ 2018 Annual Meeting Minutes
- ❑ Treasurer's Report
- ❑ Board of Directors' Report
- ❑ Committee Reports
 - ❑ Architectural Control
 - ❑ Roads, Gates, Dumpsters
- ❑ Fire Preparedness Plan
- ❑ Proposed 2019 Budget
- ❑ Community Feedback Survey
- ❑ Elections
- ❑ Announcements
- ❑ Open to Floor if Time Allows
- ❑ Adjournment



A snowy scene on North Church Rd.
January 2019

2018 Annual Meeting Minutes pg 1a

Stagecoach Estates Lot Owners Association 2018 Annual Meeting Minutes

Snyderville Basin Special Recreation District Office, Park City, UT – April 18, 2018

Board members in attendance: Brian Bitner, Pam Behn, Lynne Steging, Jackie Pender, Nicole Knotts, Steve Hall, Scott McClellan, Bill Wilson

29 Lot Owners in attendance

See the SELOA 2018 Annual Meeting Presentation for topic details (attached).

1. Call to Order by the President of SELOA Board, Brian Bitner, 6:04PM. Sufficient attendance for a quorum.

Asked for first-time meeting attendees to stand up. Auerbach (Lot 82), Dennis/Brown (Lots 83,84,87), Jager (Lot 1), Ray (Lot 120)

2. 2017 Annual Meeting minutes
Motion to approve last year's annual meeting minutes: Lot 16 (Knotts), seconded by Lot 4 (Behn). All approved.

3. Thank you
The membership thanked Pam Behn and Lynne Steging for their years of service on the board. The attendees also thanked Peter Behn for his years helping the association on various efforts including managing the gates and being part of the Architectural Control Committee (ACC).

4. Treasurer's Report

Lynne Steging (SELOA Treasurer) reviewed the 2017 Income Statement, Balance Sheet and Budget to Actual. She explained that the Miscellaneous income was higher than normal because SELOA recouped legal fees from an issue with a lot owner. The BRRRA (Bitner Ranch Road Association) impact fees don't zero out on the balance sheet because parts of the fees were paid out this year (2018). The accounts receivable portion of the balance sheet reflects that we have some lot owners past due on annual fees (over a number of years).

On the Budget to Actual, the LDS Church gave additional money in 2017 (compared to their normal contribution). The LDS Church has a right-of-way easement through Stagecoach Estates to access their property. Road Expenses went over in 2017 (some of which was offset by impact fees and the additional church contribution). Our reserve contribution for 2017 was only 500.

Q: Why were we over budget on the roads?

A: The decision to go over budget is dependent on the amount of rotomill we get access to. In 2017 we were able to get more free rotomill (aside from transport costs) so we took advantage of that.

2018 Annual Meeting Minutes pg2a

Q: Can we get a more detailed breakdown of where the money was used and who does the work?

A: We do have more detailed information on material and labor bills. We use Ed Byer for the majority of road work as he and his equipment are on site and we're only charged for hours the machine is in use so he is inherently more competitively priced. Brian also contributed free labor driving equipment.

Q: Can we see the contract with the radio tower company (Peak)?

A: Yes. Peak is a short-wave radio (RF) tower mainly in place for government use (if cell towers went down). Lot owners can buy radios at cost from Peak if interested. To question on tower height, there isn't a limitless height on what they are allowed to do.

Q: Why doesn't lot owner get the money from the tower being on their lot?

A: The tower is on an easement, not the lot's property. Same for the water tank and infrastructure. NOTE: former lot owner was present and confirmed this

Motion to approve 2017 financials: Lot 100 (Packard), seconded by Lot 29A (Wilson). All approved.

5. Board of Director's Report

Reviewed activities of board over 2017. Bulk of time was spent working on a revision of the Covenants. Explained the Bitner Ranch Road (BRR) audit is done to see how the BRR Association is spending its money on the roads (Stagecoach pays a fixed portion amount annually).

2018 Annual Meeting Minutes pg 2b

6. Architectural Control Committee Report

Association thanked the ACC (Mike Garbett, Peter Behn, and Chuck Grosvenor) for all the volunteer time and effort they put into architectural projects within the community. Peter presented the synopsis of 2017 activities. The goal of the ACC is to help people through the process and provide feedback as quickly as possible. Reminder that only one access road may be cut for each lot. Also, gates are frowned upon by Summit County and nearly impossible to get.

7. Road and Gate Report

Brian Bitner presented the road and gate report outlining the work done in 2017 and plans for the upcoming summer. Adding oil helps bind the material but is expensive. Rotomill can be tough to get some years. Stagecoach has ~9 miles of road. The first priority is to find and remediate areas where water is on the road.

Comment: I feel we need to take more time to assess the roads and we may need to add more to budget to get nicer roads.

Comment: Suggestion that we alternate years on which road (Kimball Canyon or Basin Canyon) we route outside visitors/Church camp traffic onto. This would also help with repair work on the roads.

2018 Annual Meeting Minutes pg 3a

Comment: Basin Canyon had a lot of the traffic burden last summer with the pavilion construction on the Church camp property.

Motion 1 (Lot 70) put forth to give Church traffic a gate code only for Kimball gate to route traffic up Kimball Canyon Road this year. Extensive discussion followed on forming a road committee to deal with future improvement plans, parking and traffic issues. Motion 2 (Lot 2) put forth that a Road Committee put together a road and traffic plan by June 1st and present to association. Vote on Motion 1 was No. Vote on Motion 2 was Yes.

A sign-up sheet was put out so people could sign if they were interested in joining the road committee. Email will also be sent to entire association in case others not in attendance wish to participate.

8. Proposed 2018 Budget

Lynne outlined the proposed budget that was distributed with the dues in January. Snow removal was increased from 4,000 to 5,000. The reserve amount required by law is 35,000 so the budget has 4,500 allocated to bring it up to meet the requirement.

Q: When are you allowed to use the reserve and who decides?

A: Usage would have to be for catastrophic issue with roads (common areas).

Motion to approve 2018 budget: Lot 4 (Behn), seconded by Lot 39 (McClellan).
All approved.

9. Parking

Q: Can the road committee discuss parking?

A: We can try for more turnouts along the road – would need to find potential spots and work with lot owner(s) and county for permit. For example, this was done to widen Kimball Canyon Road along Jeff Sadis's lot 20.

Comment: The board isn't helping with the issue of parking up at intersection of Kimball Canyon Road and North Church (hunters and winter parking by lot owners).

...Period of overlapping commentary...

Comment: Everyone has issues and needs a venue for feedback on topics.

Comment: Road committee can perform detailed breakout on sub-topics, including a look at property rights and easements.

Comment: Hunting issue extends beyond parking. Have found stands on lots.

2018 Annual Meeting Minutes pg 4a

Brian Bitner gave disclosure about history of Bitner Ranch (originally 22,000 acres) and use of roads. The roundabout area (including mailbox station), the Y parking area (where Kimball Canyon and Basin Canyon intersect) and the area where the garbage dumpsters sit is all on Bitner land. The family has been neighborly about parking and use by association. Bitners have a right of way from sheep farm up Bitner Ranch Road through Stagecoach to their ranch land on the back side. Hunting tags are used to pay property taxes. We are not trying to develop the ranch land on the backside of Stagecoach. It's always been disclosed the roads are through Bitner ranch land (signs at roundabout). I love Stagecoach and have always viewed the board as a service organization for people.

Comment: Not trying to be anti-hunting. It is a problem.

Comment: Need to find way to deal with issues and work together, it's a balancing act.

Comment: It's unfair to have a few lots bear the brunt of issues like Murphy's parking problem.

Comment: Think can find middle ground on topics.

Comment: Can we move on...

2018 Annual Meeting Minutes

pg 4b

10. Covenants

A brief update was given on the state of the CC&R Revision. After the fall vote failed to gain enough support and overall voter participation, a special meeting was held in Dec 2017. That meeting included lawyer Dan Dansie and went through a review of the document with several proposed revisions, mainly centered around concerns that the document gave the board too much authority. The redlined document was sent to the entire membership for comments at the beginning of February 2018 as well as undergoing a legal review to make sure nothing necessary was removed. At this point, the board is seeking feedback from all members to find out if most people feel they can support the revised document before we pursue another vote. It is critical for all members to participate so please respond.

The CC&R revision will be resent to membership as some did not see/receive it.

11. Elections

The board election results were as follows: Brian Bitner (President), Jackie Pender (Vice President), Steve Hall (Treasurer), Lucy Jordan (Secretary), Gary Auerbach (Director), Scott McClellan (Director), Brian Tiley (Director). Election ballot count was done by Jennifer Garner, Suzanne De Jager and Ted Packer. Pam Behn administered the Oath of Office.

12. Adjournment 8:30 PM

Motion to approve 2018 Annual Meeting Minutes

Treasurer's Report 2018

Steve Hall – Treasurer



Porcupine in a tree near
Steve's lot

2019 SELOA Annual Meeting

2018 Income Statement

Income

Assessments – annual dues	\$81,000
Church contributions	\$2,800
Rent	\$4,140
Impact Fees	\$9,543
Miscellaneous (remotes, fees, interest	\$355
BRRR Winter Maintenance	\$4,500
Uncategorized Income	<u>\$3,654</u>
Total Income	<u>\$105,992</u>

Expense

Electric gates	\$1044
Roads (including gate area plowing)	\$51,476
BRRR 2017 Payment	\$27,000
BRRR Winter Maintenance	\$4,500
BRRR Impact Fees	\$1,500
Engineering	\$12,551
Legal	\$11,473
Admin	<u>\$4536</u>
Total Expenses	<u>\$114,080</u>

Net Income - **\$8,088**

2018 Balance Sheet

Assets

Checking	\$1,074
Savings Account	\$10,050
Reserve Fund	\$30,633
Refundable deposits	\$27,366
Accounts receivable	<u>\$7,862</u>

Total Current Assets **\$76,985**

Liabilities & Equity

Refundable deposits	<u>\$27,366</u>
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Total current liabilities **\$27,366**

Opening Bal Equity	\$38,895
Retained Earnings	\$18,810
Net Income	- \$8,086

Total Equity **\$49,619**

Total Liabilities & Equity **\$76,985**

Income	Budget		Actual		Difference
Annual Assessments	81,000		79,500		(1,500)
BRR Winter Maintenance	4,500		3,949		(551)
Maintenance contribution- LDS Church	2,800		2,800		
Rental income (Peak)	4,140		4,140		
Building Impact Fees	0		9,543		9,543
Misc.(interest, fees, remotes)	0		4,009		4,009
Total Income	92,440		103,941		11,501
Expenses					
Electric Gates	2,200		1,043		(1,157)
Roads	39,000		47,975		8,975
Administrative	3,550		4,537		987
Kimball Gate Snow Removal	5,000		5,000		
Legal	5,000		11,473		6,473
Engineering			12,551		12,551
BRR Maintenance Contribution	27,000		27,000		
BRR Winter Maintenance	4,500		4,500		
Total Expenses	86,250		114,079		27,829
Net Income / Loss			3,154		

*Internal audit conducted on April 4, 2019 by Lynne Steging (lot 80).

Board of Directors Report



SELOA Board of Directors activity May 2018 to present

- ❑ Held annual meeting April 18, 2018. Re-elected Brian Bitner, President; Scott McClellan, Dir.; Brian Tiley, Dir.; Elected Jackie Pender, VP; Steve Hall, Treasurer; Lucy Jordan, Secretary; Gary Auerbach, Dir.
- ❑ Met 7 times since the last annual meeting.
- ❑ Improved road surfaces with rotomil on almost all roads and sprayed for weeds
- ❑ Formed road committee. Held several meetings. Chip Garner (wpg3ut@gmail.com) appointed as Chair in November.
- ❑ Obtained estimates for new gate counters, road counters, and dumpster enclosure.
- ❑ Widened a section of Basin Cnyn Rd. Held special meeting to address concerns.
- ❑ Audited the 2018 records of the Bitner Ranch Road Association.
- ❑ Formulated a plan to improve communication with lot owners.
- ❑ Found a temporary solution to winter trash and recycling pickup.
- ❑ Formed an Easement Committee to explore what it would cost to get several legal opinions on what the easements can be used for.
- ❑ Appointed 2 members to Summit Co Fire Committee and began updating fire plan
- ❑ Conducted a Community Feedback Survey to rank priorities for 2019 and to try and move the Covenants revision forward

Architectural Control Committee (ACC) Report

2018 Committee Members:

Mike Garbett, Chuck Grosvenor

Thanks to Mike for **10 years** and Chuck for 2 years of
service on the ACC!!

2019 Committee Members:

Mike Gonzales (Chair), Kathy Borden, Mike Garbett,
[Your name here?]

We need 1 more volunteer to serve.

ACC Application Approval Process 2-year Metrics

	2017	2018
<u>Number of Initial Meetings with Lot Owners</u>	8	5
<u>New Home Construction</u>		
Applications reviewed	5	2
Applications approved	3	1
<u>Existing Home Remodel/Additions</u>		
Applications reviewed	1	1
Applications approved	1	1
<u>Driveway/Lot Access (New or Modified)</u>		
Applications submitted	1	1
Approvals approved	1	0
<u>Barn/Out-building</u>		
Applications submitted	0	1
Applications approved	0	1
<u>Other Requests (fire pit, secondary access, etc.)</u>		
Submitted requests	0	0
Requests approved	0	0

Construction Activity 2-year Summary

	2017	2018
<u>New Homes</u>		
Construction completed	0	2
Under construction	3	7
<u>Existing Home Remodel/Additions</u>		
Construction completed	0	0
Under construction	2	2
<u>Barn/Out-building</u>		
Construction completed	0	0
Under construction	1	1

2019 Projected Construction Activity

New homes: 15
 Under construction = 8
 Completed = 5
 Approved = 2
 Remodel/Additions: 2
 Driveway/Lot Access: 1
 Barn/Outbuilding: 1
 Other Requests: 0



Wanna build something?
Please contact the SELOA
Architectural Control
Committee (ACC) **prior** to
starting.

ACC Chair Mike Gonzales
Phone: (435)562-1776
Email: [seloa.acc@gmail.com](mailto:seloacc@gmail.com)



Road and Gate Report



2019 SELOA Annual Meeting

2018 Road Work Summary

- **Kimball Canyon Road**
 - Graded and rotomil between upper and lower cove
- **Graded all roads**
 - Added rotomill and oiled the middle section of the road
 - Graded barrow ditches as needed
 - Added French drain in the spring area of the upper part of the road
 - Widened, added rotomill and graded the parking area at gate
- **Basin Canyon Road**
 - Added rotomill, particularly to the middle of Basin. Applied 25 loads of high quality rotomill @\$300 per load.
 - Widened a section on the "S-curves" area
- **Lower Cove Road**
 - Added rotomill
 - Widened and added rotomill to pull-off area at intersection with Kimball Canyon Road
- **Upper Cove Road**
 - Added rotomill and graded
- **North Church Road**
 - Added rotomill between Kimball and Bitner ranch gate
- **Approximately 250 loads of free rotomill (a \$75,000 value) and 25 loads of purchased high-quality rotomill were applied**

2019 Road Plans

- ❑ Engage Road Committee in identifying areas of most need.
- ❑ Repair areas damaged by spring runoff as needed.
- ❑ Clean out culverts.
- ❑ Prepare plan to keep fire hydrants open and accessible during the entire year on plowed roads.
- ❑ Meet with fire marshall and do a drive thru of all roads for emergency services access.
- ❑ Use Community Feedback Survey results to guide priorities.
- ❑ Grade the roads as needed.
- ❑ Fill in any eroded spots on existing rotomill application areas.
- ❑ Roto-mill additional areas as budget/material permits.
- ❑ Prepare North Church for Church camp traffic.
- ❑ **REMINDER:** Speed Limit is 20 mph!

Gates

- ❑ Gate Code: ■ Owners
■ Visitor/Contractors

Please do not give owner code to non-owners. We change visitor and contractor code more often to maintain better security.

- ❑ Gates were open quite often this year
 - ❑ Held open for construction traffic or open houses so that we didn't have to give the code to so many people
 - ❑ Heavy snow caused blown fuses
- ❑ Contact Fred Trujillo for Basin gate questions or problems 801-232-2443 fttrujillo@msn.com
- ❑ Contact Chuck Grosvenor for Kimball gate questions or problems 435-901-7600 chuckseloa@gmail.com



Gate Counter System Estimates

- 2 estimates for enhanced gate entry systems obtained July 2018 by Road Committee
- Both allow nearly unlimited code assignments (by category and/or by lot) and storage of data
- Both require someone to analyze the data
- Protection Plus includes cameras
 - \$9500–\$14,300 depending on satellite storage and SE labor
 - \$50/mo. cell service
- Peak Alarm
 - \$5780 or \$6520 with cameras
 - \$37/mo. cell service



Road Counter Data

Road counters were repaired early in the year but failed again mid-year. Only two months of data were collected.

	Kimball Gate	Basin Gate	Kimball + Basin	Bitner Gate (~Church)	Church % of total
July 2018	4,758	6,541	11,299	1,614	14%
August 2018	5,494	6,877	12,371	1,181	10%
Total	10,252	13,418	23,670	2,795	12%

Road Counter Estimates

- Estimates for 3 different types of replacement road counters obtained in January 2019
 - Thanks to member Drew Jordan for soliciting
- Need 3 counters to deduce Church camp traffic
- **Type 1: rubber hose across road \$650 each**
 - Cons: porcupines may eat hoses, need for deterrent
- **Type 2: piezo strips imbedded in asphalt \$1900–\$3600 each**
 - Cons: may not work well in rotomill, battery life 6 mo.
- **Type 3: radar \$3600 each**
 - Cons: would need solar panel at Bitner property gate

Waste Dumpster Enclosures

- **Waste pick-up is a Summit County service (not SELOA)**
- **2 estimates for enclosing the dumpsters obtained April 2018**
 - Thanks to Nicole Knotts for soliciting
- **Pacific Siding**
 - Cedar fencing with doors on concrete pad: \$17,850
- **Blackdog Stone and Landscape**
 - Option 1 Wood fencing with stone columns: \$26,200
 - Option 2 Stone walls: \$33,200



Blackdog's proposed enclosure



2019 SELOA Annual Meeting

Wildfire Prevention and Preparedness Requires Community Effort

- Unofficial Work Day 7/28/2018: 16 volunteers trimmed vegetation along Basin Canyon Rd and at Kimball gate area. 12 brush piles were chipped by PCFD.
- PCFD chipped lot owners piles for 2 days in August.
- We will plan on a having a 2019 work day around when we can schedule our PCFD community chipping. Individuals can schedule their own chipping at PCFD.org



2018 community work day tree
trimming



2019 SELOA Annual Meeting

Community Wildfire Preparedness Plan (CWPP)

Summit County has formed a committee (started April 4, 2019) to serve two purposes:

- To assist communities with developing a CWPP
- Provide feedback and input into a possible County defensible space ordinance

Stagecoach Estates representatives (Jackie Pender and Drew Jordan) have joined this committee and will be working on a Stagecoach CWPP.

The CWPP is a living document that includes a detailed community description, risk assessment, risk reduction goals/actions, and contacts.

Initial goal is to get the CWPP Overview, Community Description and Contacts sections completed in order to qualify for a PCFD Community Chipping Day this summer.

2019 SELOA Annual Meeting



FIREWISE USA®
Residents reducing wildfire risks



- **Firewise Website:** <https://www.nfpa.org/Public-Education/By-topic/Wildfire/Firewise-USA>
- Firewise USA is a program that teaches people how to adapt to living with wildfire and encourages neighbors to work together and take action now to prevent losses.
- SELOA is completing an application (November 2019 deadline) to join the growing network of more than 1,500 recognized FireWise participants from across the nation.
- Tracking volunteer hours validates SELOA's commitment to reducing fire hazards and enables our community to apply for future government fire mitigation financial grants.
- **Grant Criteria:**
 - 1) Available based on Government budgets, fire risk assessment, and prior recorded lot owner participation.
 - 2) Government entities have an expectation that landowners will maintain corrective actions received from Government programs or grants.
 - 3) Typically a landowner has a 3-year involvement in the Firewise program to include continuous documentation of fire prevention work hours before being considered for a grant application.



FIREWISE USA®
Residents reducing wildfire risks



Please use the Google form link on the SELOA Webpage to record any hours spend on education, planning, or fuels reduction.

Step 1: Go to the Stagecoach Estates webpage <https://www.stagecoachestates.com/>

Step 2: Click on the “Latest News” tab.

Step 3: Click on the “Fire Mitigation tracking form”.

Step 4: Complete form and click on SUBMIT button.

<https://www.stagecoachestates.com/>

[SELOA Fire Hours Google Form](#)

Resources

<https://www.nfpa.org/Public-Education/By-topic/Wildfire/Firewise-USA>

<http://summitcounty.org/DocumentCenter/View/3537/Firewise-Landscaping-?bidId=>

https://www.fema.gov/media-library-data/20130726-1652-20490-9209/fema_p_737_fs_4.pdf

http://www.fire.ca.gov/communications/downloads/fact_sheets/2007DefSpaceBrochure.pdf

Hydrants accessibility



Proposed Budget

Proposed Budget - 2019

Income

Annual Assessments	81,000
Maintenance Contribution – Church	2,800
BRR Winter maintenance	4,500
Peak Rental Income	4,140
Total Income	92,440

Expenses

Electric Gates

Repair	1,400
Electricity	618
Total Electric Gates	2,018

Roads

Material	12,000
Road Labor Exp, & Engineering	23,000
Other Maintenance	2,000
Kimball Service Area	5,000
Total Roads	42,000

Proposed Budget – 2019 (continued)

Expenses (continued)

Bitner Ranch Road

Maintenance	27,000
Plowing	4,500
	31,500

Administrative

Legal	10,000
Website	150
Liability Insurance	2,977
Office supplies	650
Taxes	40
Total Administrative	13,817

Total Expenses **89,335**

Net Income (loss) **3,105**

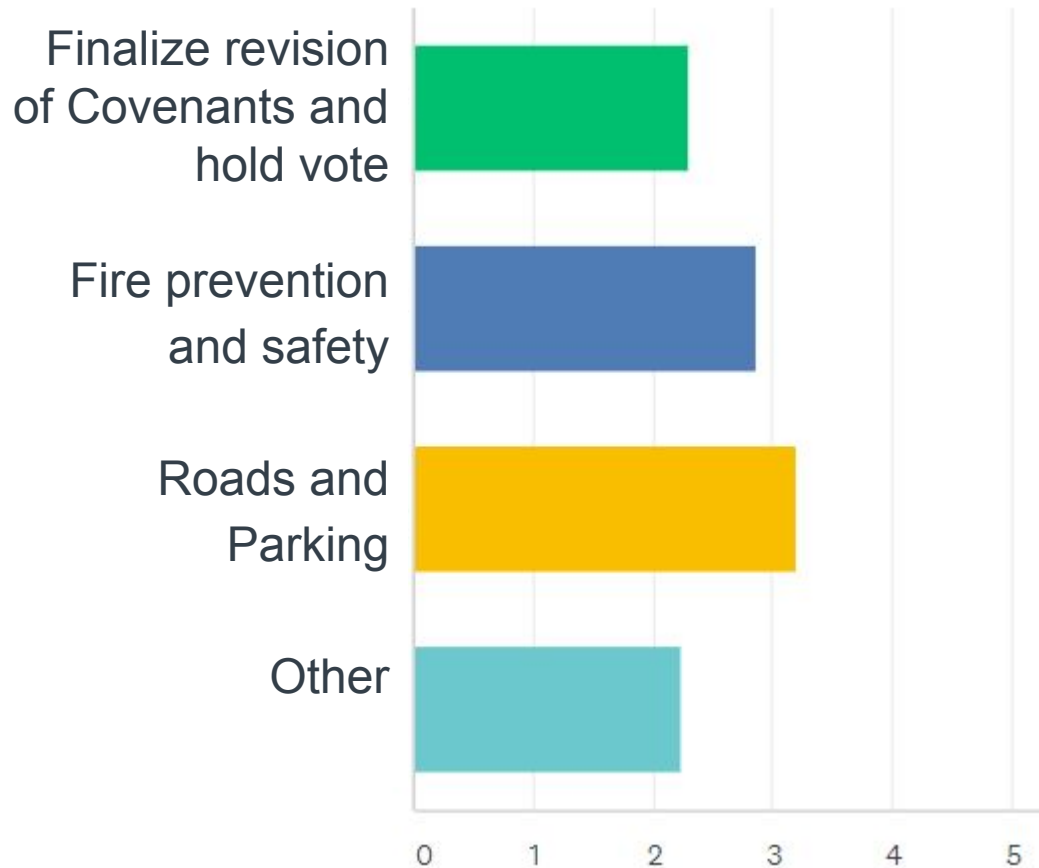
Motion to approve budget

Community Feedback Survey Results

56 lots out of 109 lots have responded

Q1: Priorities: How would you rank the following as priorities for the Board in 2019?

There were 30 responses to the “Other” priority, ranging from easement resolution to traffic. See slides at end of presentation.

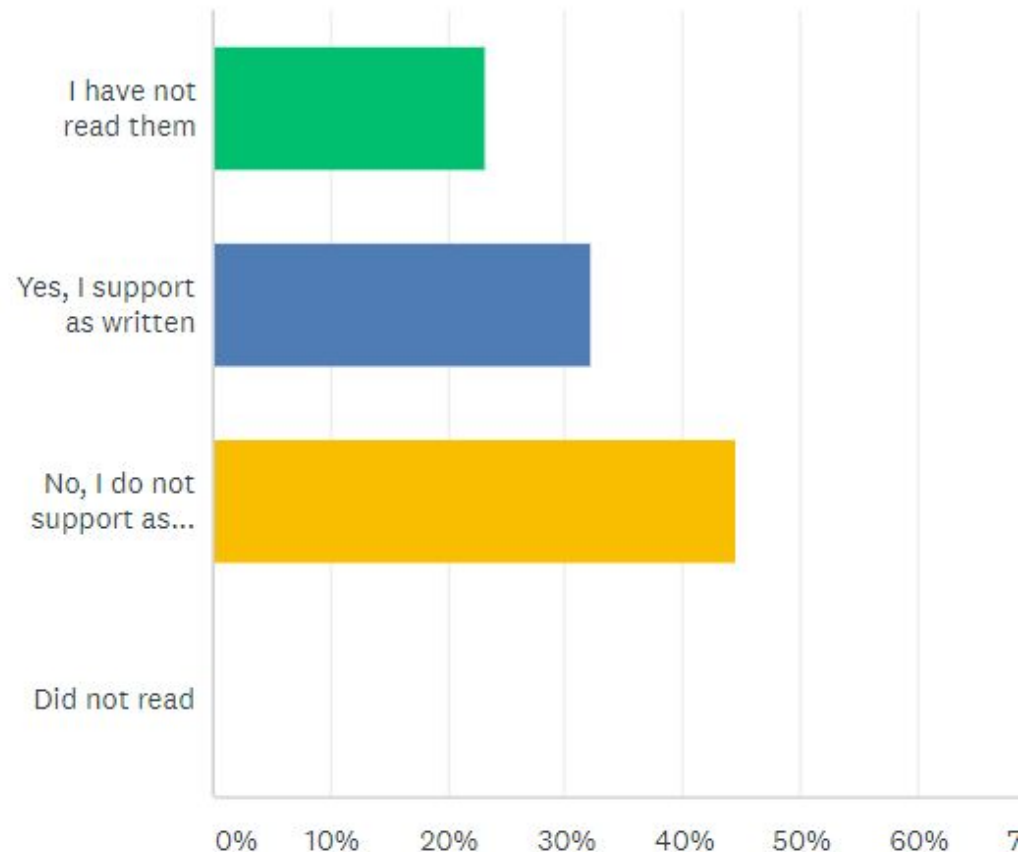


Q3: Dues: How would you feel about an increase in annual dues to address community priorities?
NOTE: dues are currently \$750 per lot with additional assessment for year round residents for Bitner Ranch Road snowplowing contribution; the proposed revised Covenants cap dues increases to 20% max per year unless by majority vote.

Against: 57%

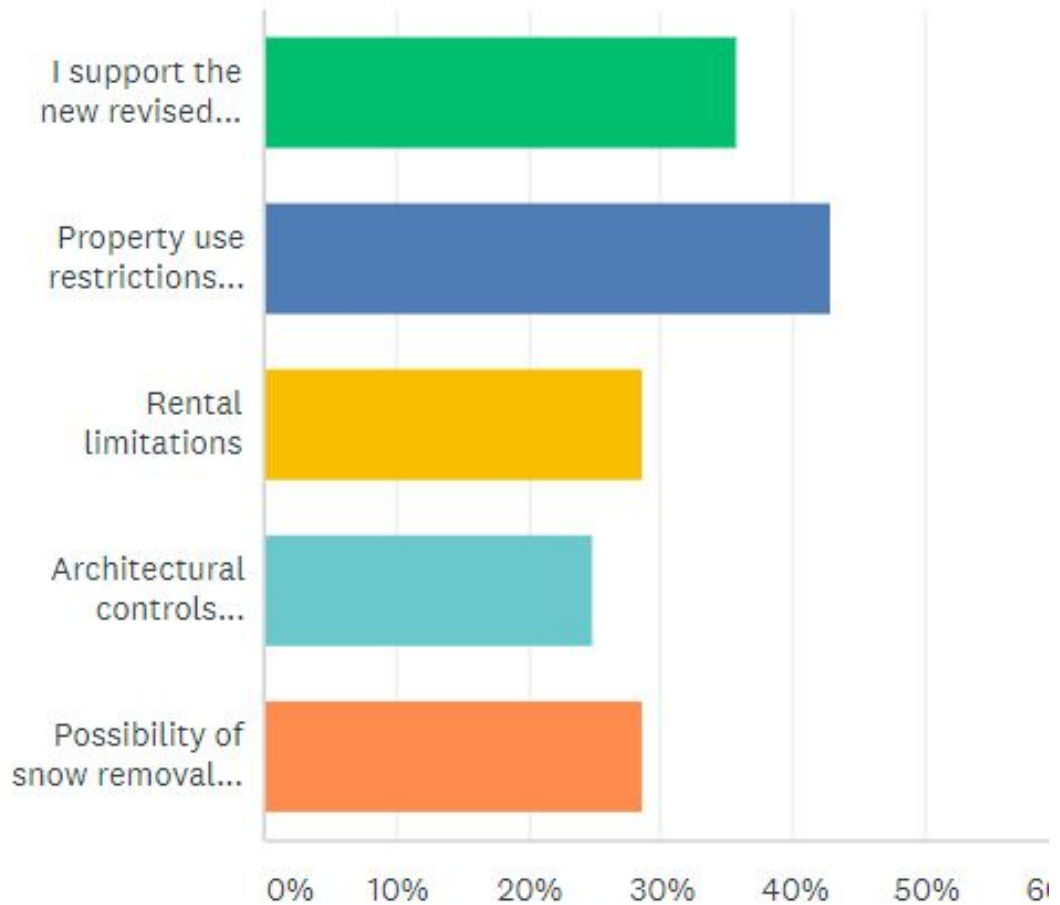
For: 43%

Q4: Covenant Revision: In 2017, to bring our Covenants ("CC&RS") into compliance with State law and provide more structure for community values, the Board proposed revisions to our Covenants. Have you read the proposed revision to the Covenants (posted on www.stagecoachstates.com) and if so, do support the document?

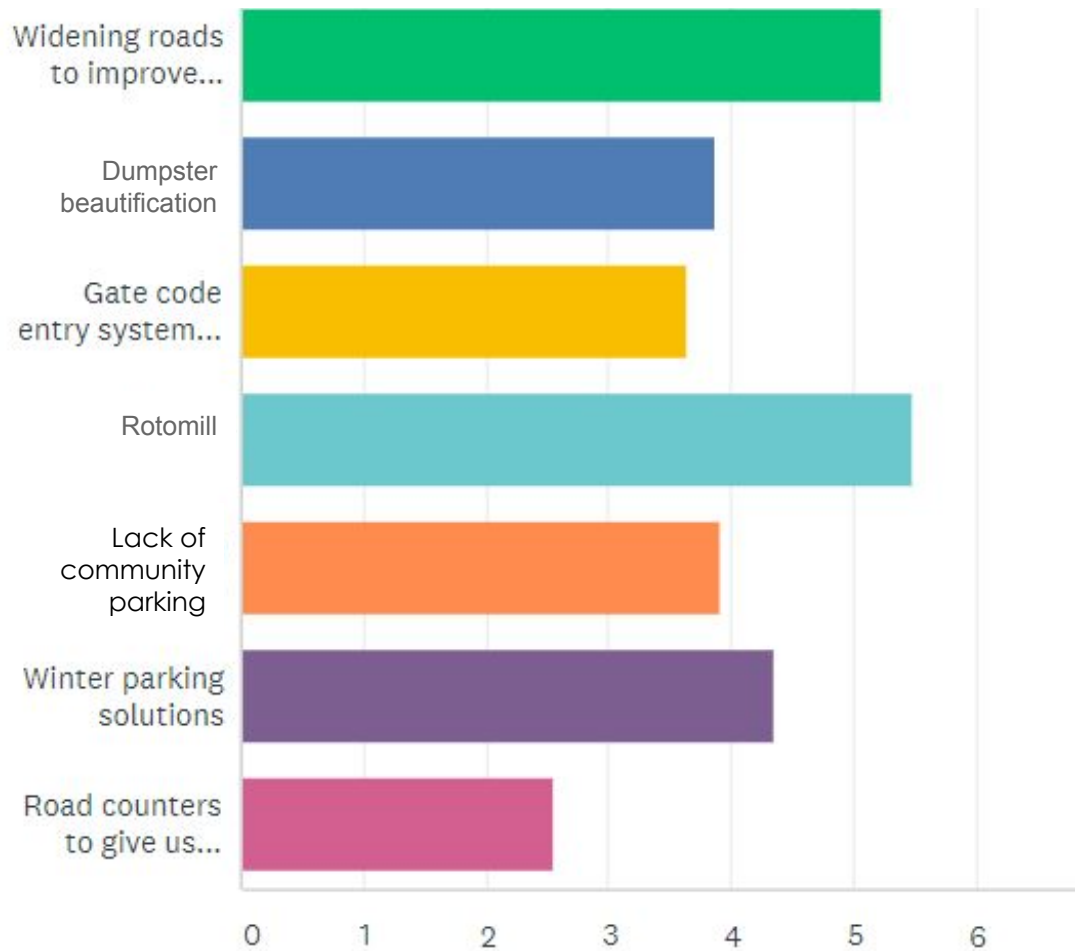


Q5: If you answered "no" on the Covenant Revision, what content prevents you from supporting the document?

Answered: 28 Skipped: 28

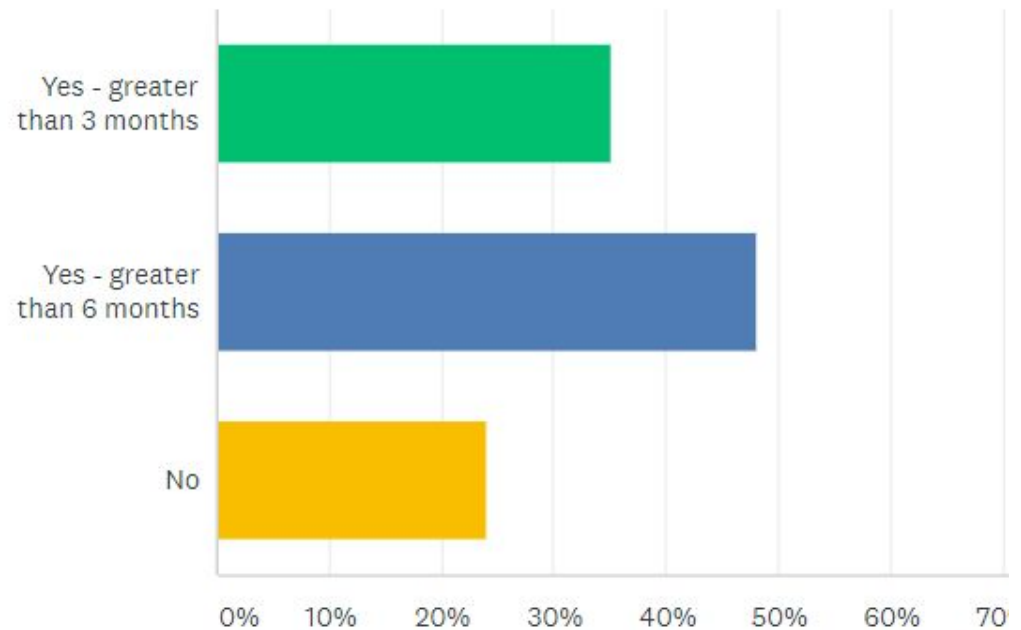


Q6: Roads and Gates: What would you like the road committee to address and prioritize over the coming years? Please rank the following. NOTE: based on current dues, our typical annual road budget is ~\$45,000



Q7: Rental Property: The next 4 questions concern rentals in Stagecoach. Current CC&Rs do not allow for commercial/business use of property, which includes house rentals. The proposed CC&R revisions allows for non-transient house rental activity with leases of 6 months or longer. Would you support non-transient rentals in the community?

Answered: 54 Skipped: 2



Q8: Would you support transient rentals in the community with restrictions such as minimum duration (weekly), seasonal limits, max # of days per owner?

Yes 38%

No 62%

Q9: Would you support transient rentals in the community with no limitations (nightly)?

Yes 29%

No 71%

Q10: If you support some sort of rentals with restrictions, would you propose that the Association develop a means to police such activities for compliance?

Yes 55%

No 45%

Elections

Thanks to Brent Bryant, Nicole Knotts, Bill Wilson, and Chuck Grosvenor* for their service as Directors!

Special thanks to Nicole for website management.

- Have gotten off the schedule required by Bylaws.
- Directors elected in 2019 may not serve full 3-year term. Propose that the candidate receiving the fewest votes should serve shortest term.
- May proposal in 2020 to amend bylaws to spread out election of officers.
 - Bylaws state pres, vp, treas, and sec all elected in same year. Next election for officers is 2021.
 - Propose to shorten the terms of some of the officers elected in 2021 to improve continuity within the board.
- * Chuck resigned this week. The board proposes to fill Chuck Grosvenor's remaining term (1 year) with the candidate receiving the 4th most votes for Director today.

Voting

Three director positions are up for election.

Teller Committee Chair Rosie Moore
Two more volunteers needed.

Emailed ballots sent to
SELOAelections@gmail.com

Lot owners in good standing may vote.
1 vote per lot.
Write-in candidates accepted.

Announcements

Architectural Control Reminders

Architectural Control Committee: Contact the SELOA Architectural Control Committee (ACC) prior to starting any type of construction or grading work on your property. Summit County continues to add new construction ordinances, rules, and requirements that you need to be aware of as you undertake any type of construction project. The SELOA Architectural Controls outline the process and rules governing construction in Stagecoach Estates. Involving the ACC could save you money and time.

ACC Chair Mike Gonzales
Phone: (435)562-1776
Email: [seloa.acc@gmail.com](mailto:seloacc@gmail.com)



Avoid roof collapse by following codes

2019 SELOA Annual Meeting

Architectural Control Reminders



Culverts: It is the responsibility of the lot owner to ensure that the driveway culvert or other culverts on your property are clear of debris. Maintaining the SELOA roads are the Association's largest expense. Keeping culverts open and flowing is critical to managing Association expenses. If you need assistance in cleaning culverts, please contact Road Committee Chair Chip Garner at 435-640-1299. Concerning other culverts, it is the responsibility of the Road Committee to ensure that all Association culverts are kept free of debris. If you encounter a culvert that is not functioning properly, please contact Chip Garner immediately.

Architectural Control Reminders

Access to Lots: The governing documents call for one, and only one, driveway. Please contact the ACC prior to initiating grading or construction activities. Lot owners are encouraged to share driveways to reduce construction costs and environmental impact, and help deal with spring runoff (fewer driveways intersecting with SELOA roads reduces spring runoff impact).



A driveway at Stagecoach

Architectural Control Reminders

Signs: Signs on Stagecoach lots are in violation of the Stagecoach Estates Protective Covenants, Article 1, Section 7. Examples of prohibited signs are: For Sale, No Trespassing, etc. PLEASE REMOVE SIGNS FROM YOUR PROPERTIES.

Driveway Gates: Driveway gates are discouraged and difficult to get approved by the County. Gates are a barrier to providing efficient fire and medical emergency services. Contact the ACC prior to constructing a gate. Summit County ordinance requires a permit from the Building Division for a driveway gate.



The Architectural Control documents are posted on the Stagecoach Estates website (stagecoachestates.com).

Still need one more volunteer to serve on the ACC.

Announcements

Recycling Reminder

Stagecoach has a recycling dumpster in place at the Kimball Canyon gate. Please take advantage of this addition and separate out your recyclables from the general trash.

- ❑ Rinse out containers and remove caps (improves compression of materials).
- ❑ The dumpster is marked with allowable items or visit www.co.summit.ut.us/DocumentCenter/View/238
- ❑ NO GLASS, STYROFOAM, OR WAX-COATED CARDBOARD
- ❑ NO GREEN WASTE, E-WASTE, OR HAZARDOUS WASTE



Announcements

- ❑ Chipping by Park City Fire Department – members need to go to www.pcfd.org to sign up
- ❑ Emergency service notifications: members can sign up for Summit County's CodeRed, a high-speed phone calling system for critical notifications such as wildfire or HAZMAT disasters (435-615-3618)
 - ❑ Good Twitter accounts to follow:
@PCFireDistrict @KPCWRadio
- ❑ REMINDER: Dogs must be kept on your property. They must be under supervision/control when walking through Stagecoach. If you have a problem or see any dogs harassing wildlife please inform Summit County animal control (435-336-3985).

Announcements

Weed Spraying

Beginning ~June 1st, we will be borrowing free equipment from Summit County Weed Control to spray noxious weeds along the roads. We can purchase Weed Master concentrate from the county at reasonable rates. We are looking for volunteers to help. If interested please contact Brian Tiley (435-513-2505).

Oath of Office

“I solemnly promise to abide by the rules of this organization and the lawful orders of the assembly.

I further promise that I will perform the duties of my office to the best of my ability.

I will turn over to my successor all records, monies and properties pertaining to my office.”

Q2: Individual comments for the “Other” priority in Community Feedback Survey Q1

1. solidify and require snow removal fees
2. Traffic from the church and hunters, controlling non-resident traffic in SELOA.
3. Non-resident traffic (church and hunters)
4. Easements
5. Privacy & security
6. Weed prevention
7. Mailbox
8. Where the existing road can be improved to its platted location as recorded with Summit County it should be. This would solve some of the road issues on Basin Canyon Road
9. None
10. equal services for Basin Canyon side of Stagecoach, trash, snow removal, road safety etc.
11. Repair property damage on lot 37
12. Resolve the Road Easement once and for all, so the BOD can develop the courage to make the Basin Roads wider and safer. And make lot owners move easement obstructions i.e. rocks !
13. Make the decision to hold board members and officers accountable
14. Provide the leadership to create/re-establish a harmonious community.
15. Settle the legal issue with the Richens Family and Basin Can. Rd.
16. Safety

Individual comments continued

17. Snow removal and winter safety
18. Not adding additional HOA regulations
19. Work on improving garbage storage area and better retrieval of garbage during the winter months. This should include some type of storage area for the dumpsters to hide them from the public which will improve property values. As for access to the dumpsters, we may need to pave the road from the Y to the dumpsters.
20. Access by non-lot owners and parking up at the top of kimball canyon & north church
21. From my understanding, all of these are tied together. Fire safety involves road widths and those are dependent on CCR's.
22. Build dumpster in closures
23. Get the proper road name registered with Summit County for the road leaving Upper Cove Road on the property lines of Lots 72, 73, 75, 76, 77, 78 so GPS can find it.
24. easements
25. Make transparent: conflicts of interest on the board
26. Bylaws compliance including no signs at Stagecoach, including at the gate.
27. Snow Plowing all roads
28. First, plowing of the entire subdivision. I am not granted an easement if I can't traverse the road. It would be no direct than me placing holders on my easement and saying that everyone needed to have a specialized vehicle to navigate my section of road. Second, a 3 year plan to improve infrastructure and raise property values
29. Begin discussions about year around access and plowing by the association, billed to all lotiwners.
30. I would like to see an additional dumpster that is designated for construction and clean up materials, i.e. metal, broken up cement, branches, trees cut to fit inside, and excess lumber etc.

Open Time for Questions and Concerns



Motion to Adjourn



Moose friends on the pond on Kimball Canyon Road

Thanks for coming, everyone!