

**Stagecoach Estates Lot Owners Association  
(SELOA)**

VIRTUAL ANNUAL MEETING  
Zoom video conference

April 29, 2021 6 pm  
Please mute your mic and update your name on  
Zoom to include your lot number.

2021 SELOA Annual Meeting

# Agenda

1. Determination of Quorum
2. Call to Order
3. 2020 Annual Meeting Minutes
4. Treasurer's Report and 2021 budget
5. Board of Directors Election
6. Proposed Dues Increase
7. Proposed Amended Bylaws
8. Board Report
9. Fire Guest Speaker
10. Architectural Control Comm. Report
11. Road 2021 plan
12. Open to Floor
13. Election and Bylaws Vote Results
14. Adjournment

**Please update your name on Zoom to include your lot number.**



2021 SELOA Annual Meeting

# 2020 Draft Annual Meeting Minutes

## **DRAFT**

### **Stagecoach Estates Lot Owners Association annual lot owners meeting minutes**

**June 4, 2020 6:00 pm - 8:40 pm**

Held at Creekside Christian Community Church, 1400 Bitner Road, Park City Utah and via Zoom video conference because our usual meeting places did not allow gatherings due to the current COVID-19 pandemic.

#### **1. Roll and determination of quorum**

All board members present: President Brian Bitner, VP Jackie Pender, Secretary Lucy Jordan, directors Scott McClellan, Steve Cuttita, Roger Bitner, Casey Brown, Gary Auerbach, Brian Tiley, and Treasurer Steve Hall via Zoom. 15 lot owners and 9 board members attending in person representing 19 lots, and 22 lot owners and 1 board member attending via Zoom representing 21 lots. Total 40 lots represented is greater than the 20 lots needed for a quorum.

18:04 Call to order by Brian Bitner

New owners Brianna Alred (lot 78) and Mark Johnson (lot 118) introduced themselves.

**2.Minutes:** Approve minutes from last annual lot owners meeting with one spelling correction. Scott McClellan moved to approve the draft minutes from the April 17, 2019 annual lot owners meeting with one spelling correction. Steve Cuttita second. All in favor. Motion carries.

**3. Treasurer's report and proposed budget-** Steve Hall treasurer.

## 2020 Draft Annual Meeting Minutes

### 2019 Income and Expense Report

Income			
	BRR Winter Maintenance		4,500
	Penalty		150
	Annual Dues		81,750
	Building Fees		
		Non-refundable Road Damage Dep	8,828
		Building Fees - Other	0
	Total Building Fees		8,828
	Finance Charge on Overdue Acct		2,783
	Gate Remotes		350
	Late Fees		225
	Church Maintenance Contribution		2,800
	Peak Radio Rental Income		4,140
	Uncategorized Income		10
Total Income			105,536



## 2020 Draft Annual Meeting Minutes

Expense			
	Administration		
		Office	118
		Miscellaneous	270
		Liability Insurance	2,977
	Total Administration		3,365
	Electric Gates		
		Electricity	614
		Repair	1,716
	Total Electric Gates		2,330
	Legal Fees		8,814
	Road System		
		BRR Annual Payment	27,000
		Repair-Service & Engineering	60,609
		Other Maintenance	131
		Snow Removal	5,000
	Total Road System		92,740
Total Expense			107,249

## 2020 Draft Annual Meeting Minutes

Balance	
Total Income	105,536
Total Expense	107,249
Net Ordinary Income	-1,713
Interest Income	104
Net Income	<b>-1,609</b>

### 2019 Balance Sheet

#### Assets

Checking	\$3,979
Savings Account	\$1,059
Reserve Fund	\$30,728
Refundable deposits	\$31,701
Accounts receivable	<u>\$12,243</u>
<b>Total Current Assets</b>	<b><u>\$79,710</u></b>

#### Liabilities & Equity

Refundable deposits	\$31,725
<b>Total current liabilities</b>	<b><u>\$31,725</u></b>
Opening Bal Equity	\$38,895
Retained Earnings	\$10,700
Net Income	- \$1,610
<b>Total Equity</b>	<b><u>\$47,985</u></b>

**Total Liabilities & Equity** **\$79,710**

2021 SELOA Annual Meeting

## 2020 Draft Annual Meeting Minutes

### 2019 Budget vs. Actual

Income	Budget	Actual	Difference	% of Budget
Annual Assessments	81,000	81,750	750	101%
BRR Winter Maintenance	4,500	4,500	0	100%
Maintenance contribution- LDS Church	2,800	2,800	0	100%
Rental income (Peak)	4,140	4,140	0	100%
Building Impact Fees	0	8,828	8,828	
Misc.(interest, fees, remotes)	272	3,468	3,193	1275%
<b>Total Income</b>	<b>92,640</b>	<b>105,536</b>	<b>12,896</b>	<b>114%</b>
<b>Expenses</b>				
Administrative	3,817	3,365	(452)	88%
Electric Gates	2,218	2,330	112	105%
Legal	10,000	8,814	(1,186)	88%
Rotomil & Other Maintenance	14,000	131	(13,896)	1%
Service & Engineering	23,000	60,609	37,609	264%
Kimball Gate Snow Removal	5,000	5,000	0	100%
BRR Maintenance Contribution	27,000	27,000	0	100%
BRR Winter Maintenance	4,500	0	(4,500)	0%
<b>Total Expenses</b>	<b>89,535</b>	<b>107,249</b>	<b>17,714</b>	<b>120%</b>
<b>Net Income / Loss</b>	<b>3,105</b>	<b>(1,713)</b>	<b>(4,818)</b>	<b>-55%</b>

Annual Meeting

## 2020 Draft Annual Meeting Minutes

### 2018-2019 Expenses Directly Related to Basin Canyon Road Widening

	2018	2019	Total
Legal	\$8,537.00	\$7,148.00	\$15,685.00
Engineering	\$11,901.13	\$7,009.46	\$18,910.59
Road Work	\$1,918.00	\$9,300.00	\$11,218.00
County Fees		\$12,090.00	\$12,090.00
Erosion blanket, rocks, traffic, safety, seed		\$2,604.82	\$2,604.82
Total	\$22,356.13	\$38,152.28	\$60,508.41

## 2020 Draft Annual Meeting Minutes

### Proposed 2020 budget

<u>Income</u>			
	Assessments - annual dues 107 lots x \$750 (exclude 2 delinquent lots)	\$80,250	
	Fire Prevention Grant	\$500	
	BRR Winter Maintenance	\$4,500	
	Church Maintenance Contribution	\$2,800	
	Peak Radio Tower Rental Income	<u>\$4,140</u>	
	<b>Total Income</b>		\$92,190

<u>Expenses</u>			
	<b>Administration:</b>		
	Office	\$120	
	Miscellaneous	\$250	
	Website Upgrade	\$1,050	
	Rebuild Savings	\$2,000	
	Liability Insurance	<u>\$2,977</u>	
	<b>Total Administration</b>		\$5,347
	<b>Electric Gates:</b>		
	Electricity	\$620	
	Repair - on going	\$1,000	
	Repair - Kimball	<u>\$7,000</u>	
	<b>Total Electric Gates</b>		\$8,620
	<b>Legal Fees</b>		
	Legal Fees- on going	\$3,000	
	Easement Legal Opinion	<u>\$5,000</u>	
	<b>Total Legal Fees</b>		\$8,000



## 2020 Draft Annual Meeting Minutes

### Discussion on several proposed budget items

- A. **Easements:** \$5000 for legal opinion on what the road easements and rights-of-way can and cannot be used for: Director Scott McClellan explained why we want to do this. Kimball Canyon Road follows property boundaries and rights-of-way fairly well, but Basin Canyon Road and some other roads do not. Our guiding documents are fairly ambiguous. Question as to whether parking is allowed and width of right-of-way. The board wants to get three or more independent attorneys to review our guiding documents and any historical cases we have been involved in. Mark Johnson (lot 118) had a question about his lot and how North Church is mostly or completely on his lot and the placement of his garage. Fred Trujillo (lot 50) explained that there are 2 types of rights-of-way, one that follows everybody's property lines and one along existing roadways.

Glen Davis (lot 86) asked if there are different opinions by lot owners and board members. Brian Bitner said that we have about 5 legal opinions already. Davis wanted a poll of lot owners. Jackie Pender explained that we have to go by what our documents say, not opinions of lot owners. Mark Johnson asked if the association has 50 feet on each side of road. Bitner said that some owners have built within the easement and would like to see owners work it out. McClellan said that part of the problem is that the legal opinions we have have been paid for by parties that wanted a certain answer, so those opinions might have bias. That is why we want to get independent opinions.

- B. **Snow removal:** Casey Marsh (lot 47) had a question on if dues for snow removal went to remove snow at the Basin gate. Brian Tiley explained that in the past, the snow removal was focused around the Kimball gate so that trash trucks could get up to empty the dumpsters but this past winter he arranged with Ed Byer to occasionally make a pass from the Y to the Basin gate. It was done twice at the beginning of the year and then again near the end of the year.

Fred Trujillo (lot 50) said that our easements have always been considered to be 25 feet from centerline of road.

- C. **Road safety items:** One-lane road signs for tight areas of Basin: Gary Auerbach explained that we want to spend \$500 on some signs warning of narrow road where there are blind corners on Basin.

## 2020 Draft Annual Meeting Minutes

Speed bumps on Kimball: Brian Tiley explained with the improvement and addition of rotomil on Kimball last year, vehicle speeds have increased. The Board proposes \$1000 to purchase and work with Ed Byer to install temporary speed bumps for the summer months. Suzanne Hawker (lot 62) wanted this to be a separate expenditure voted on by the membership. Brian Tiley suggested this is a good item for the road committee to take up. Tim Charlwood (lot 34) is having this issue in a similar development he is involved in. They have taken all the speed bumps out because they were destroying the road. Solar powered speed radar signs work better. Brian Bitner suggested we change the budget item to speed control measures instead of specifically speed bumps.

Drew Jordan (lot 106) wanted to add evacuation route signs as a budget item. Gary Auerback and Roger Bitner agreed those are needed and the road committee should price them out.

Kelly Brown (lot 85) asked if it would be possible to not spend more money on rotomill this year and instead do gate improvement? Why spend \$7000 to repair the Kimball gate that doesn't serve us well anyway?

Jackie Pender: there are many opinions on what kind of gate control we should have. Cara Murphy (lot 70) suggested this is a good item for the road committee to handle. Scott McClellan pointed out that we may not need to spend the entire \$7000 gate repair budget on Kimball gate repair and we can move some of that money to gate security improvement. Suzanne Hawker (lot 62) asked if we have more crime or bikers lately. Drew Jordan (lot 106) said that Hailes Loop gets trashed by people driving Jeeps and four wheelers that may not be lot owners. Michaelle Peters (lot 34) has heard of poachers and trespassers being aggressive.

Lucy Jordan made a motion to approve the 2020 budget with 2 changes: Kimball speed bumps to be changed to Kimball speed reduction measures and Kimball gate repair changed to Kimball gate repair and improvement. Gary Auerbach second. All in favor. None opposed. Motion carries.

## 2020 Draft Annual Meeting Minutes

**4. Proposed annual dues increase:** Gary Auerbach explained a proposal to increase the annual dues by \$100 and institute a 2% annual increase. Brian Bitner noted that the Bitner Ranch Road agreement is due to be renegotiated soon. Currently we pay \$27,000 per year for BRR maintenance and \$4500 per year for snow removal. Glenwild and the Preserve, the two other HOAs that use BRR pay a lot more. So in renegotiating, there is a chance our share will go up. Summit County is going to take over about 1 mile of the road, so that may result in lower maintenance costs to us. Bottom line is that our contribution to BRR may change, so our dues may change as a result.

Flip Fee Brian Bitner announced that the Board has been considering how to institute a “flip fee” payable to the HOA whenever a lot is sold. The Preserve and Glenwild and many other HOAs have this. A straw poll was conducted and most were in favor. Glen Davis (lot 86) said that we don’t want to be like the Preserve or Glenwild. Suzanne Hawker (lot 62) said that when we first formed, Glenwild and the Preserve said they would take care of BRR road, so we should keep that in mind when it is time to renegotiate.

**5. Basin Road widening:** Tim Charlwood (lot 34) talked at length about how Brian Bitner and the Board made a big mistake in widening Basin Canyon Road where there were blind corners, and then widening too much so that one of the affected lot owners made us remove the fill. Wants the Board to file an insurance claim. Brian Bitner said he has talked to our agent and we don’t have the grounds for a claim. Glen Davis (lot 86) asked if Charlwood would look into filing a claim. Charlwood wants an independent review. Drew Jordan (lot 106) stated that yes, the Board made a mistake but that the cost of the widening was offset by free rotomill so we should just move on. Brian Bitner talked about the amount of rotomill we were able to get. Glen Davis stated that Charlwood and the Board clearly have a conflict so there needs to be an independent party to look into the insurance issue. Brian Bitner inquired if Glen Davis would be willing to be the independent person to look into the issue. Davis said yes. Michaelle Peters (lot 34) stated for the record that the widening was a total waste of money. Even though the widened part of the road is not on her property, it is at the entrance to her property and that has injured her. Fred Truillo (lot 50) stated that everyone who lived above the part of Basin that was widened knew it was a dangerous section of the road. He feels it was an attempt to increase safety. In his opinion it is still unsafe. Davis will gather information and report to the Board. Charlwood added that it may help recover costs on an insurance claim if a lot owner would file a legal claim for damages against the HOA.

## 2020 Draft Annual Meeting Minutes

### 6. Election

Thank outgoing board members Brian Bitner, Roger Bitner, and Mike Gonzales. Fred Trujillo (lot 50) thanked the Bitners for creating the subdivision and in his opinion Brian has done more for Stagecoach Estates than anyone else over the 24 years he has lived here. Bitner spoke to some historical aspects of Stagecoach Estates beginning when his father built the original roads and when there used to be hunting on this land and no development around it.

Tim Charlwood (lot 34) stated his concern that his neighboring lot owner Roger Heil did not get a ballot mailed to him. Jackie Pender noted that we have mailed many times to this lot owner and that he has an obligation to contact us. Lucy Jordan stated that the ballot is on the website for all lot owners and that email ballots are valid. Fred Truillo (lot 50) pointed out that on the contact list available to the ACC there is a note on this lot owner that we have reached out many times to get an electronic means of communication with no response.

Charlwood (lot 34) voiced concern that the ballot is invalid because Scott McClellan was not a valid candidate when the ballot was sent out. Mike Gonzales (lot 61) via Zoom stated that McClellan is a reasonable person and is not trying to be sneaky. Gonzales proposed that McClellan resign and we redo the votes he did in the last 5 years. Groans from the members in attendance. Kathy Bordan (lot 39 and partner to Scott McClellan) explained why McClellan was not on the title for the previous approximately 5 years until a few days ago: they purchased the lot together, then refinanced and could get a better rate with only Borden's name on the title. They had intended to get both names on the title but had not done so yet and did not realize it was so important to some lot owners. Jackie Pender voiced her opinion that it would be ridiculous to redo the votes and pointed out that we are simply an HOA and that board members are doing a volunteer service. Scott McClellan explained that he intended to get on the title earlier but that family and work commitments had taken precedence. Glen Davis (lot 86) made a motion to vote that we vote now and not postpone the election. Megan Robinson (lot 30) second. All in favor in person and on Zoom except Tim Charlwood (lot 34) no vote and Brian Bitner abstained. Motion carries.

Each candidate was allowed 2 minutes to introduce themselves and speak to the budget, roads, and proposed dues increase. Voting open until 8:20.

During voting, Lucy Jordan explained that Treasurer Steve Hall resigned for personal reasons after ballots were sent out and only six days before the annual meeting. There is 1 year left on Hall's term. Since Treasurer is a big job and that there was not time to find and vet candidates for this position, the board may fill the treasurer position. After the meeting, an email will be sent to solicit candidates. The board may give preference to candidates having financial background and who would be willing to run for the full 3-year term in 2021.

Several paper ballots were submitted at the meeting and Teller Committee members Megan Robinson and Suzanne DeJager counted several email votes at this time.

## 2020 Draft Annual Meeting Minutes

### 7. Announcements

Brian Bitner said that because of the COVID-19 pandemic, the LDS Church camp will be greatly reduced this summer.

Brian Tiley talked about weed spraying and said he would do it one more time but was looking for another volunteer to take over. SELOA has a tank and sprayer but the volunteer would need to use their own or borrow an ATV or tractor to mount the tank to. It is not an unpleasant job and a very important one that is done twice per year.

### 8. Architectural Control Committee

Per our Protective Covenants, the ACC members need to be voted in at a lot owners meeting. Per our Bylaws, in February 2020 the board appointed Rosie Moore (lot 4) to replace Wallace Winegar on the ACC and appointed Jeremy Peterson (lot 13) and Fred Truillo (lot 50) as helpers because the ACC has a lot of projects. In March 2020, chair Mike Gonzales resigned and ACC member Kathy Borden took over as chair. Gary Auerbach moved to accept Rosie Moore, Fred Truillo, and Jeremy Peterson as full members of the ACC. Brian Tiley second. All in favor. Motion carried.

Architectural Control Committee report - Kathy Borden chair

1. Improvements: Former chair Mike Gonzales resigned and refuses to turn over ACC documents so the ACC is in the dark about correspondence and approvals done by Gonzales. As a result, the ACC has formulated new procedures to increase committee cooperation and prevent loss of records in the future.
  - a. Created a new email [acc.seloa@gmail.com](mailto:acc.seloa@gmail.com) that all members of the committee have access to. Goal is to respond to calls and emails within 48 hours and to approve or decline projects within 10-15 days.
  - b. Each project has one committee member that is the lead for that project.
  - c. Committee has created a Project Tracking Report that is available to the Board.
2. There are 11 active projects, 3 of which are essentially complete
3. Have formulated a policy on outdoor pools in response to a new construction build request.



## 2020 Draft Annual Meeting Minutes

**9. Fire Committee report** - Drew Jordan, chair. Community Wildfire Preparedness Plan submitted and approved. Awarded a \$500 grant from State Farm Insurance for our wildfire preparedness and mitigation efforts. We are members of the NFPA Firewise program. 28 members have contributed 531 volunteer hours and spent >\$2000 to date in 2020. Asked lot owners to please send fire mitigation work and expenses through the Stagecoach website Google form as you do them, don't wait until the end of the year and compile into one big entry.

**10. Road report:** Brian Bitner gave a summary of road work in 2019. Correction to the presentation that we received \$375,000 dollars worth of free rotomill. Tim Charlwood (lot 34) asked how much of the rotomill was from Geneva and Bitner said none.

2020 road plans: Engage the road committee. Install speed reduction measures on lower part of Kimball, Install narrow road signs on S curves on Basin. Extend water valves. Grade as needed. Fill potholes. There will be less LDS Church camp traffic this year due to coronavirus pandemic. Reminder to clear your culverts. Glen Davis (lot 86) asked how we can unplug a very clogged culvert like the one on North Church next to his lot. Bitner said we need heavy equipment.

### 11. Open Time

Truillo (lot 50) asked what the Board intended to do about getting the ACC documents back from former chair Mike Gonzales.

### 12. Election Results

66 lots voted either via mail-in ballot, paper ballot during meeting, or email ballot before or during meeting.

1. President: Scott McClellan (lot 39) 37 votes. Mike Gonzales (write-in) (lot 61) 9 votes, Brett Tolman (write-in) 1 vote.
2. Directors: Ralph Brown (lots 79 and 85) 19 votes, Rosie Moore (lot 4) 15 votes, Ralph elected to fill Director #4 position, a 3-year term vacated by Roger Bitner and Rosie Moore will fill Director #1 position, a 2-year term remaining after Mike Gonzales resigned. Justin Bitner and Roger Bitner each got 13 votes. Roger and Justin decided Justin should fill the 1-year remaining on Scott McClellan's Director #5 term. Runners up: Cara Murphy (lot 70) 12 votes, Vince Heyd (lot 107) 10 votes, Elke Touchette (lot 2) 6 votes, Todd Skrypek (lot 9) 6 votes, Mike Packard (lot 100) 5 votes, Bertha Rau-Harris (lot 43) 4 votes although Bertha pulled out of the race a week prior to the election.

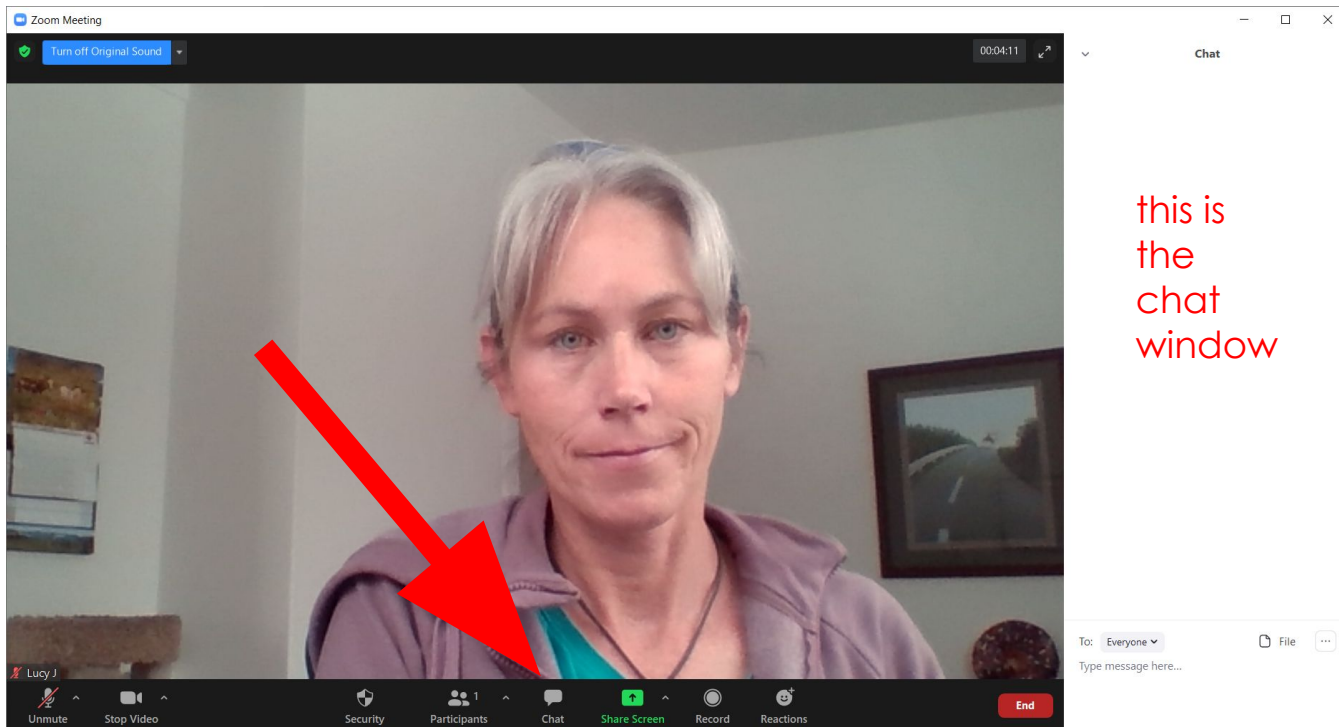
20:30 ADJOURN

See annual meeting presentation for graphics and more info on some topics.

2021 SELOA Annual Meeting

# Motion and vote to approve 2020 SELOA Annual Lot Owners Meeting Minutes

**Vote now by typing your name, lot number(s), and YES or NO into the chat window.**



The image shows a Zoom meeting window. On the left is a video feed of a woman with short grey hair wearing a purple hoodie. A large red arrow points from the bottom left towards the chat window on the right. The chat window is titled 'Chat' and contains the text 'this is the chat window' in red. Below the chat window is a text input field with 'Type message here...' and a 'Send' button. The Zoom meeting controls are visible at the bottom, including 'Unmute', 'Stop Video', 'Security', 'Participants', 'Chat', 'Share Screen', 'Record', 'Reactions', and 'End'.

DA Annual Meeting

# Treasurer's Report 2021

Ralph Brown – Treasurer

## Bank Balances as of 04/29/21

4145	<b>Operation Account:</b>			<b>\$91,039</b>
		Note: Carryover from 2020:	<b>\$18,905</b>	
8151	<b>Savings Account:</b>			<b>\$11,049</b>
9704	<b>Reserve Account:</b>			<b>\$30,757</b>
3642	<b>Deposits Account:</b>			<b>\$42,957</b>

## Actual Expenditures to Date - Final v. 2020 Budgeted Amounts

<b>Income:</b>	<b>Budget</b>	<b>Actual</b>	<b>Remaining</b>
Assessments - Annual Dues and Late Fees	80,250	81,750	(1,500)
Late Fees on Assessments	-	900	(900)
Fire Prevention Grant	500	1,560	(1,060)
BRR Winter Maintenance	4,500	5,000	(500)
Church Maintenance Contribution	2,800	2,800	-
Peak Radio Tower Rental	4,140	4,140	-
Gate Remote Income	-	325	(325)
Road Impact Fees from Construction Projects	-	10,281	(10,281)
Misc. Income	-	443	(443)
<b>Total Income:</b>	<b>92,190</b>	<b>107,199</b>	<b>(15,009)</b>

2021 SELOA Annual Meeting



## Actual Expenditures to Date - Final v. 2020 Budgeted Amounts

<b>Expenses:</b>	<b>Budget</b>	<b>Actual</b>	<b>Remaining</b>
<b>Admin:</b>			
Office	120	374	(254)
Misc	250	296	(46)
Website Upgrade	1,050	-	1,050
Rebuild Savings	2,000	10,000	(8,000)
Liability Insurance	2,977	2965	12
<b>Total Admin:</b>	<b>6,397</b>	<b>13,635</b>	<b>(7,238)</b>
<b>Electric Gates:</b>			
Electricity	620	631	(11)
Repair - on going	1,000	-	(1,000)
Repair Kimball Gate	7,000	3,490	3,510
<b>Total Electric Gates</b>	<b>8,620</b>	<b>4,121</b>	<b>4,499</b>

## Actual Expenditures to Date - Final v. 2020 Budgeted Amounts

<b>Expenses (cont):</b>	<b>Budget</b>	<b>Actual</b>	<b>Remaining</b>
<b>Legal Fees:</b>			
Legal Fees On-Going	3,000	7,565	(4,565)
Easement Legal Opinion	5,000	-	5,000
<b>Total Legal     Fees:</b>	<b>8,000</b>	<b>7,565</b>	<b>435</b>
<b>Total Fire Prevention Projects:</b>	<b>1,100</b>	<b>470</b>	<b>630</b>

<b>Expenses (cont):</b>	<b>Budget</b>	<b>Actual</b>	<b>Remaining</b>
<b>Road System:</b>			
BRR Annual Payment	27,000	27,000	-
Snow Removal - Gate Areas	5,000	5,000	-
BRR Winter Maintenance	4,500	4,642	(142)
Kimball Speed Bumps	1,000	-	1,000
Road Signage	500	836	(336)
Water Valve Extenders	4,000	-	4,000
Seed for Basin Re-Vegetation	500	-	500
Misc Road Repair	2,000	131	1,869
Rotomill Spreading + Road Repair (Note Ed 2019 invoice for \$11,400)	23,500	24,894	(1,394)
<b>Total Road System:</b>	<b>68,000</b>	<b>62,503</b>	<b>5,497</b>
<b>TOTAL 2020 EXPENSES:</b>	<b>92,117</b>	<b>88,294</b>	<b>3,823</b>

# Proposed Budget - 2021

# Proposed Budget - 2021 pg 1 of 3

<b>Income:</b>	<b>2021 Budget:</b>
Assessments - Annual Dues	80,250
Carryover from 2020	18,905
Late Fees on Assessments	525
BRR Winter Maintenance	4,500
Church Maintenance Contribution	2,800
Peak Radio Tower Rental (Note: tower rental agreement should be ending this year)	4,140
Gate Remote Income	250
Road Impact Fees from COstruction Projects	14,000
Misc Income	250
<b>Total Income:</b>	<b>\$125,620</b>

# Proposed Budget – 2020 pg 2 of 3

<b>Expenses:</b>	<b>2021 Budget:</b>
<b>Administration:</b>	
Office	600
Miscellaneous	250
Website Upgrade	1,200
Rebuild Savings	5,000
Liability Insurance	4,094
<b>Total Administration:</b>	<b>11,144</b>
<b>Electric Gates:</b>	
Electricity	600
Repair - on going	2,000
Repair - Kimball	6,000
<b>Total Electric Gates:</b>	<b>8,600</b>
<b>Legal Fees:</b>	
Legal Fees- on going	6,000
Easement Legal Opinion	9,000
<b>Total Legal Fees</b>	<b>15,000</b>

# Proposed Budget – 2020 pg 3 of 3

<b>Expenses:</b>	<b>2021 Budget:</b>
<b>Fire Prevention:</b>	3,500
<b>Road System:</b>	
BRR Annual Payment	27,000
Snow Removal - Gate Area	5,000
BRR Winter Maintenance	4,500
Water Valve Extenders	4,000
Road Repair and Maintenance	46,750
<b>Total Road System</b>	<b>87,250</b>
<b>Total 2021 Expenses:</b>	<b>125,494</b>

# Motion and vote to approve budget

**Vote now by typing your name, lot number(s), and YES or NO into the chat window.**



# Board of Directors Election

**Thanks to outgoing board members:**

**President and former Director Scott McClellan  
6 years of service**

**Vice President Jackie Pender  
12 years of service**

**Director Brian Tiley  
6 years of service**

**Director Gary Auerbach  
6 years of service**

# Election

**PRESIDENT - 3-yr term or 2-yr term if new bylaws are passed tonight.**

**Candidates**

**Elke Touchette, Lot 2**

**Roger Bitner, lot 74**

**Nominations from the floor and write-in**

**VICE PRESIDENT - 3-yr term or 2-yr term if new bylaws are passed tonight.**

**Candidates**

**Naomi Williams, lot 6**

**Nominations from the floor and write-in**

**SECRETARY - 3-yr term or 1-yr term if new bylaws are passed tonight.**

**Candidates**

**Lucy Jordan, incumbent, lot 106**

**Nominations from the floor and write-in**

**TREASURER - 3-yr term.**

**Candidates**

**Ralph Brown, incumbent, lots 85 and 79**

**Nominations from the floor and write-in**

# Election

## **DIRECTORS**

**One 3-year term and two 2-year terms if new bylaws are not passed tonight will go to candidates with the 3 most number of votes.**

**OR**

**One 3-year term if new bylaws are passed tonight will go to the one candidate with the most votes.**

### **Candidates**

**Cara Murphy, incumbent Lot 70**

**Meghan Robinson, lot 30**

**Matt Wilkin, lot 59**

**Kevin Coghlin, lot 61**

**Vince Heyd, lot 107**

**Nominations from the floor and write-in**

Each candidate can introduce themselves now if they choose. Please limit your time to 1.53 minutes.

# Voting for BOD

You will have until 7:30 pm to vote. Vote ONLY by the link in the email sent on April 26 at 9 am from “Stagecoach Estates Lot Owners Association” or

[mail.electionbuddy.invitations@mail.electionbuddy.com](mailto:mail.electionbuddy.invitations@mail.electionbuddy.com).

- Ballot will include the voting on Annual Dues Increase Proposal, which we will discuss next.

# Proposal to raise SELOA annual dues effective 2022

- Dues increase needs to be approved by simple majority of those voting at annual meeting or by electronic ballot.
  - Dues have not increased since 2015. Dues have not kept up with inflation.
  - In 2015, fewer than 25 lots were occupied full time. At the end of 2021 there will be 48 and growing fast! More residents put more wear and tear on roads and gates.
  - Average recent budgets have been as follows:
    - \$ 5,000 for Kimball Gate snow removal (for access from the Y to the dumpster/delivery area)
    - \$ 2,200 for gate maintenance (Kimball and Basin gates are old. \$6,000 already spent on Kimball mechanical in 2021.)
    - \$ 5,000 for legal fees (Unfortunately, this has become a growing expense and “eats into” other categories. Double?)
    - \$ 3,500 for administrative costs (mostly insurance)
    - \$40,000 for SELOA road building/maintenance (Roads end up getting what’s “leftover”. In 2020 it was \$14,000.)
- \$55,700 compared with reliable net income of \$50,250. **This has consumed all of SELOA’s savings.**
- SELOA **must** rebuild its contingency fund for unexpected expenses and projects.
  - The proposed dues increase, from \$750/lot to \$1,000/lot annually would bring in an additional \$27,500 per year to SELOA starting in 2022.

# Proposal to raise SELOA annual dues effective 2022

Below is a project “wish list” that can be completed over time, as approved, with a dues increase: (new board will prioritize, approve, and implement)

Category	Cost Est	Timeline	Comments
Roads	\$ 40,000	Annual MINIMUM	Multiple additional projects need \$20-100,000 ea
Mechanical Gates	\$ 5,000	Annually	Electricity, maintenance, battery backup, accidents
Fire Mitigation	\$ 3,500	Annual MINIMUM	Should increase over time with more residences
Valve Extenders	\$ 4,000	Annually, as needed	Water shut-off valves buried in rotomill
Security (keypad, etc)	\$ 15,000	Open	Enhanced gate IDs, cameras, data collection
Delivery Shed	\$ 5,000	Needed now	Larger and more secure delivery shed needed
Dumpster Enclosure	\$ 25,000	Open	Move to south side and enclose, secure w/ lock
Lot purch at dumpster	\$ 15,000	If needed	SELOA does not own land w/ dumpsters
Contingency Fund	\$ 5,000	Annual minimum contribution	Low balance now – should be \$30-50,000
	<b>\$117,500</b>		Projects and funds to be approved annually

**SELOA’s board recommends members to vote FOR this proposed dues increase.**

**THANK YOU!**

2021 SELOA Annual Meeting

# Voting on BOD and Dues Increase Proposal

You have until 7:30 pm to vote. Vote only by the link in the email sent on April 26 9 am from “Stagecoach Estates Lot Owners Association” or [mail.electionbuddy.invitations@mail.electionbuddy.com](mailto:mail.electionbuddy.invitations@mail.electionbuddy.com).

- Dues increase needs a simple majority of votes cast to pass.
- 1 vote per lot to lot owners in good standing.
- Voting is secure and anonymous. Results published after election closes.

2021 SELOA Annual Meeting



# Proposed Amended Bylaws

- Discussion
  - Main changes
  - Reasons to vote to approve - Bylaw Committee
  - Reasons to vote not to approve
  - Timeline to get new bylaws if not passed tonight
- Vote
  - Simple majority of those present and voting here at this meeting needed to pass
  - Voting will be done by replying to an email sent to your official voting email at 6:30 tonight from [SELOAelections@gmail.com](mailto:SELOAelections@gmail.com)

# Main Changes in Proposed Amended Bylaws

- Incorporate critical provisions of the Utah Community Association Act
- Reduce the number of directors to 5 from 7
- Clearly list the duties of officers and general responsibilities of directors
- Clarify terms of the officers and directors and stagger officer terms.
- Add qualifications for candidates to run for board positions
- Add provisions to run virtual lot owner and board meetings and update meeting notification requirements
- Has removed the NO HUNTING provision
- Has omitted a Fine structure to enforce existing CCRs

# Why you should vote to Approve - Committee Comments

- Elke - Open Board Meetings, Hierarchy of Laws and Governing Documents, and removing items that belong in CC&Rs
- Lucy - Staggering Terms of Officers and increased notification requirement for Lot Owner Meetings
- Wim - Adding blood relative clause and Directors as chairpersons for Standing Committees (ACC and Roads)
- Briana - Adding Article 10 - Member Remedies and Article 12 - Availability of Records for Examination
- Cara - Reducing number of board members

# Vote NO on Amended Bylaws

- **The process was awkward, at best, and showed very bad governance.**
  - \* drafts differed widely Feb - Apr;
  - \* very little or no time for board to digest, discuss, debate, edit;
  - \* edited comments to document not discussed/incorporated;
  - \* no lot owner input;
  - \* board received “final final” draft on April 8th at 4pm
  - \* **board vote called at 5:20pm, < 2 hrs after final draft received!**

# Vote NO on Amended Bylaws

- **Two arbitrary clauses were added that will make current board and committees “illegal” immediately on passing:**
  - 1) “chairs of architectural and road committees must be elected board members” - CURRENT CONFLICTS
    - \* “too much work” to be board member and committee chair
  - 2) “no two blood relatives/household members can serve on board” - CURRENT CONFLICTS
    - \* could open SELOA to legal challenge; pointed at one family

# Vote NO on Amended Bylaws

- **Two MAJOR omissions from this document:**
  - 1) board needs authority to **assess/collect fines** for infractions;
    - \* gives SELOA “teeth” to enforce rules and regulations;
    - \* topic has been discussed and widely supported for over a year
    - \* amended bylaws don’t give board a way to enforce
  - 2) the amended bylaws do not prohibit hunting within SELOA

**New bylaws complicate rather than solve known problems.**

**SELOA’s counsel recommends VOTING NO.**

**Good start, but we can do much better than this - soon!**

# Roadmap to passing new Bylaws

**May 1, 2021** – Identify the Bylaws Work Group (BWG) and invite all Lot owners to participate and provide feedback.

**June 1, 2021** – All those in the BWG can provide feedback to concerns, observations, necessary edits. All edits will be consolidated and given to HOA counsel.

**June 14, 2021** – Counsel will edit for legal acuity and general verbiage and will return Bylaws to the BWG with comments on conflicting language and possible options with insight to other HOA experiences. Document is sent to the BWG.

## **EDIT WITH CONFLICT RESOLUTION IN MIND**

**July 14, 2021** – All those in the BWG can provide feedback to Counsel's suggested edits and comments.

## **ADDRESS and RESOLVE CONFLICTS**

**August 15, 2021** -- One month FINAL REVIEW

**September 15, 2021** -- All lot owners are presented with the final document created by BWG with HOA Counsel oversight.

**October 15, 2021** A Special Meeting called to Vote on adopting the new Bylaws.





# Roadmap to passing new Bylaws

**CONFLICT RESOLUTION:** There will be a process.

- Identify the issues. Be clear about what the **problem** is ... what is the conflict?
- Understand everyone's interests. ...
- List the possible solutions (options) ...
- Evaluate the options. ...
- Compromise and collaborate ...
- Select an option or options. ... **VOTE** By all BWG members – Democratic Process
- Document the agreement(s). ...
- Agree on contingencies, monitoring, and evaluation of the decision.
- If a compromise cannot be achieved, call in a 3<sup>rd</sup> party to mediate and resolve the issue.





# Voting on bylaws

Reply to the email sent at 6:30 pm to your official voting email from  
[SELOAelections@gmail.com](mailto:SELOAelections@gmail.com).

Enter your name, lot number(s) and either:

I APPROVE the amended bylaws

or

I DO NOT APPROVE the amended bylaws

Votes tallied by Teller Committee:

Megan Robinson, lot 30

Suzanne deJager, lot 1

Lot owners in good standing may vote. 1 vote per lot.

Email voting open for 15 more minutes or 7:30 pm, whichever is later.

Results announced at the end of this meeting.

2021 SELOA Annual Meeting

# Board of Directors 2020 Annual Report

- Bymonthly meetings - virtual so more lot owners attended
- New HOA attorney to provide different perspective
- Dealt with two legal issues
- Kept roads passable despite having only 25% of normal budget
- New modern motors on Kimball gate!
- Installed emergency evacuation route signs to the east
- Installed curvy road signs on the Basin S-curves
- Wildfire mitigation:
  - Subsidized wood chipper rental.
  - Organized 712 volunteer hours = \$26K projected labor cost
- Proposed amended bylaws out for vote and CC&Rs ready for feedback
- New secure electronic voting system and updated logo

# *Stagecoach Estates Fire Mitigation*



Parleys Canyon Fire: 6 August 2020

**13 Miles from our property!**

***“It is more of a mindset when you enter fire season, we are preparing ourselves for a busier seasonal potential and extreme fire behavior.”***

***“Soil moisture will be very dry this year. Expected dryness will make it easier for fires to start.”***

-Kaitlyn Webb, Statewide Prevention and Fire Communications Coordinator for the Utah Division of Forestry, Fire and State lands-

**\*\*Utah is CURRENTLY under a state of emergency due to drought conditions\*\***

## ***How do we reduce our fire risk?***

- Community Effort
  - Volunteer work days organized by Fire Mitigation Committee (2021 focus on keeping road easements clear).
  - Focus workgroups organized by neighbors (Small groups of neighbors helping neighbors focusing on individual lots or specific geographic areas in the association).

**\*\*If you see something..... Plan, Organize, Take Action\*\***

- Individual Effort
  - Lot owners focusing on their lots (Home hardening / fuels reduction / road easement accessibility).

***I need help reducing fuels on my lot!***



# Wood Chipping & Prescribed Fire Burns

- Both methods of fuel reduction are utilized in our geographic area
  - ***Prescribed fire burns produce a lot of apprehensive feelings***
- Burning benefits
  - Most practical & economical way to reduce large accumulations of combustible fuels
  - Wildlife habitat improvement
  - Insect & disease control
  - Native vegetation improvement
- Prescribed fire burns supported and utilized by:
  - Utah Division of Forestry, Fire & State lands (Mr. Travis Wright)
  - Summit County Fire Warden (Mr. Bryce Boyer)
  - Park City Fire District Fire Marshal (Mr. Mike Owens)



# ALPINE FORESTRY

**David Telian, Owner**

**Mission Statement:**

*“Alpine Forestry is committed to achieving fire adapted and resource rich landscapes through detailed planning, comprehensive treatment, and sustainable management. It seeks to be an industry leader in best land practices, environmental stewardship, and strong community partnerships.”*



## Company Overview:

- ❑ Alpine Forestry management and leadership stems from a diverse background in fire and emergency response, disaster management and planning, GIS mapping and hazardous fuels reduction. They have **over 40 years of combined experience in the wildland urban interface** which makes them uniquely situated to address the threat facing the Northern Utah mountain communities.
- ❑ Alpine Forestry provides homeowners with relevant recommendations and focuses on the impact that pre-planning and hazardous fuels work has had when a fire does occur.

# Consulting Services Offered:

## ❑ **Wildfire Risk Planning:**

- ❑ Community Risk Planning
- ❑ Private Property Assessments
- ❑ Community Education
- ❑ Open Space Hazardous Fuels Evaluations

## ❑ **Land Management:**

- ❑ Forest health assessments
- ❑ Hazardous fuels project planning
- ❑ Forestry project management
- ❑ Wildlife habitat
- ❑ Watershed Concerns
- ❑ Recreation and Viewshed

## ❑ **Mapping and Imagery:**

- ❑ Real-Time 2D or 3D Aerial Imagery
- ❑ Accurate Geo-Referenced Maps
- ❑ Illustrations and Plans
- ❑ GIS work
- ❑ Boundary marking

# Grounds Services Offered:

- ❑ **Arborist Operations:**
  - ❑ Technical tree removal
  - ❑ Tree Trimming and Pruning
  - ❑ Rigging and Winching
  - ❑ Crane use
  - ❑ Tree assessment
- ❑ **Forestry Operations:**
  - ❑ Professional felling
  - ❑ Selective thinning
  - ❑ Fuel break thinning
  - ❑ Hazardous fuel mitigation
  - ❑ Invasive weeds treatment
- ❑ **Equipment Operations:**
  - ❑ Chipping
  - ❑ Slash hauling
  - ❑ Wood hauling
- ❑ **Prescribed Fire:**
  - ❑ Pile burn planning
  - ❑ Pile burning
  - ❑ Fire effects documentation

# Work Examples:

Alpine Forestry has completed hazardous fuels reduction work locally for many homeowners, HOA's, and local entities ranging from hazard tree removals to multi-acre projects.

- ❑ **Pinebrook HOA:** 12 acres open space hazardous fuels reduction in 2020. Treatment types included cut and pile, cut and broadcast chip, and lop / scatter.
- ❑ **Basin Recreation:** Ongoing contract for forestry work, consulting, and pile burning. 10.5 acres shaded fuel break and over 1,000 piles burnt in the fall/winter of 2020-21 in Summit Park and Toll Canyon.
- ❑ **Sun Peak HOA:** Fire risk consulting and fuel treatment plans contract.
- ❑ **Tollgate HOA:** Machine built pile burn.
- ❑ **Homeowner Projects:** Several local multi-acre cut/pile/burn fuel reduction projects.



### ***Self-Propelled Wood Chipper***

- Allows us to chip on or off-road (terrain limitations)
- Can broadcast chips, pile, or haul them away
- Built in winch lets us work with material efficiently



## **Burning Option:**

- Eliminates biomass efficiently
- Reintroduces natural fire
- Lower costs over chipping or removal
- Environmentally friendly

State and County regulations for open burning are more than adequate to perform the activity safely with basic knowledge and tools.



## Types of Open Burning:



**Hand built piles**



**Machine built piles**

## Types of Open Burning:



**Biochar burning**



**Broadcast burning**



## State of Utah Regulations:

- DAQ permit, if required (time of year)  
<https://air.utah.gov/OpenBurning/form/index.php>
- Air quality thresholds (500+ Clearing Index)  
<https://www.weather.gov/slc/ClearingIndex>
- Smoke management forms for larger projects.  
<https://smokemgt.utah.gov/>



## Summit County Regulations:

- Burn permit, if applicable (time of year)  
<https://summitcounty.org/561/Fire-Warden>
- Notify local dispatch
- Winds < 10mph, Relative Humidity > 25%,  
no red flag conditions forecasted.







Summit Park Open Space Project  
Forest Health and Hazardous Fuels Reduction  
Pile Burning Winter 2021





**Before treatment**



**Piled for burning**



**Burn day**



**Project completed**

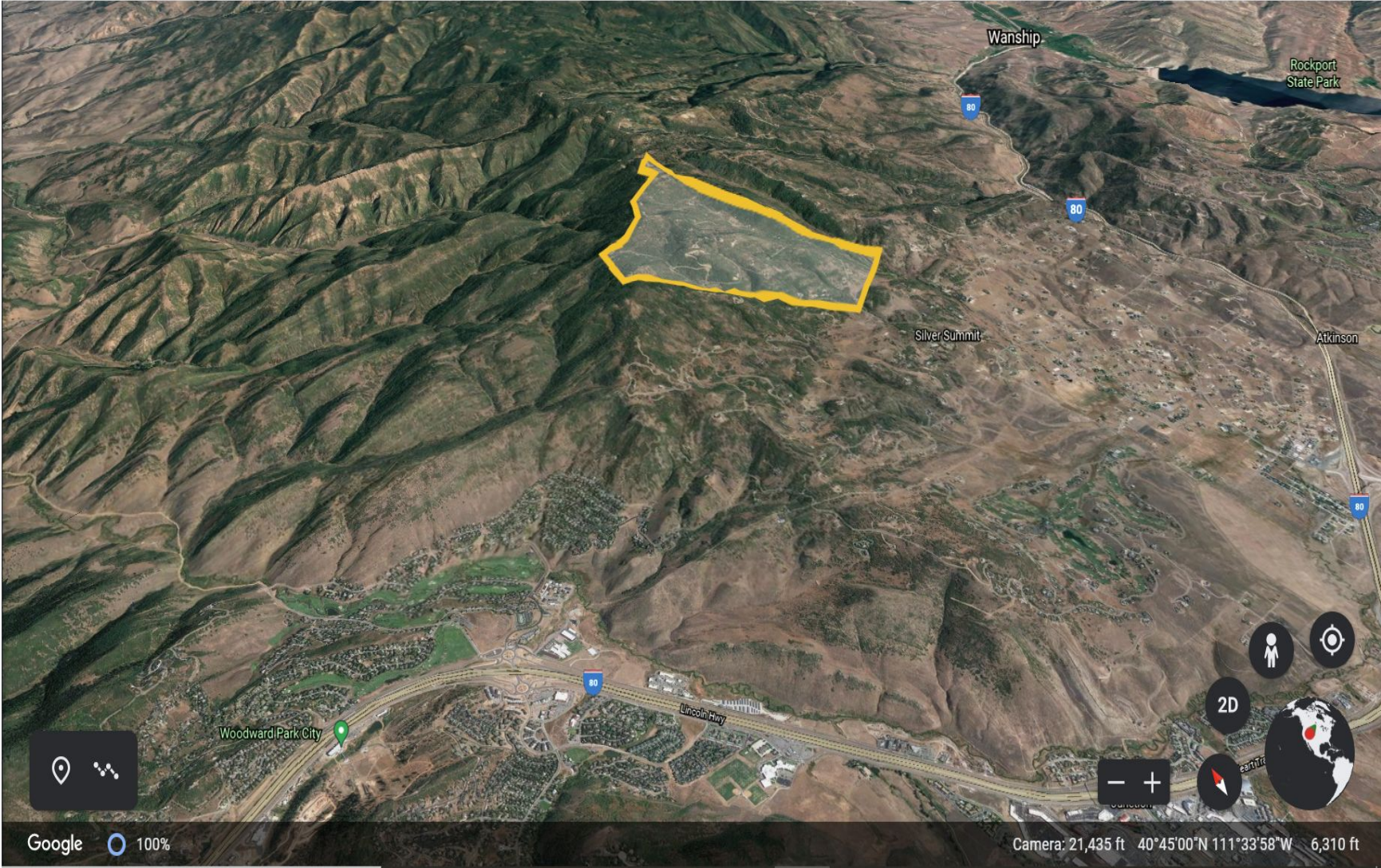


**Tollgate HOA machine pile burn, November 2020**



# Stagecoach Estates:

Terrain and Fuels in and around the neighborhood increase risk of catastrophic loss from wildfire.



# **Stagecoach Estates Lot 106**

- **2021 fuels reduction job scope**
- **Stagecoach Estates education and community awareness**
  - **Documentation of the process with a focus on “Aspen Treatment Polygon”**
    - **Timeline process**
    - **Cost breakdowns**
    - **Before/after aerial photos**
    - **On-site visits by appointment during the process encouraged!**



# Stagecoach Estates Lot 106



**PROJECT** JORDAN PROPERTY (#106), STAGECOACH

**Drawing No.** 001  
**Rev.** A

**TITLE** LOT #106 FIRE MITIGATION PLAN

**Author** RY  
**Date** 4/16/21







**ALPINE**  
FORESTRY

Contact Information:

**David Telian**

[david.alpineforestry@gmail.com](mailto:david.alpineforestry@gmail.com)

435-400-4154



**Thank you!**



# SELOA ACC COMMITTEE

Email: [acc.selo@gmail.com](mailto:acc.selo@gmail.com)

KATHY BORDEN, CHAIR

ROSIE MOORE

VINCE HEYD

# ACC Committee

## REMINDERS

- ◆ **No Heavy Trucks on roads until May 1, without approval from ACC.**

**(Please consider weather conditions snow/slushy/wet and delay if possible after May 1)**

- ◆ **If providing Maps directions – give to appropriate Gate (Kimball or Basin) to access your property, then from Gate, provide written instructions**

## 2020-2021 ACC Developments

- Created a new ACC website with access to all committee members to see correspondence
- Created Project Tracking List
- Each Lot Owner building project is assigned 1 committee member to be main contact for communication
- At least 2 committee members make decisions and weigh in on all projects/discussions with Lot Owners
- Obtained documents from former ACC Chair via legal proceedings
  - Organized former physical site plans and documented
  - Reviewed all digital plans and correspondence
- Revision of ACC documents progressing – not completed to date



## 2021-2022

**Full Time Lot Owners - 48** (*\*new construction to be completed*)

1, 2, 4, 5, 8, 9, 11, 13, 14, 15, 16, 19, 22, 24\*, 25, 27, 28, 29A, 29B, 30, 34, 38\*, 39, 46, 47, 50, 57?, 58, 61\*, 64\*, 65\*, 67, 69\*, 70, 75, 78\*, 80, 82, 84, 85, 91, 92, 100, 107, 117\*, 119, 120\*, 121

**Part Time Lot Owners with Structures - 26**

6, 17, 18, 36, 37, 40, 42, 49, 60, 62B, 63, 66, 73, 74, 76, 79, 86, 88, 89, 90, 93, 99, 101, 106, 108, 118

**Land Lot Owners - 34**

# ACC Construction Activity Report 4.29.2021

## 15 ACTIVE PROJECTS

Lot 23	New Construction? No information
Lot 24	New construction – Approved, in- progress Spring 2021
Lot 15	New construction – Completion, CO received, Final needed
Lot 38	New construction – Plans for Spring 2021
Lot 47	New addition Completed – planning for Barn addition, 2021
Lot 46	New addition – Approved, in progress, nearing completion
Lot 119	New construction – Approved
Lot 120	New construction – Approved, nearing completion
Lot 9	New addition - Fees paid?
Lot 14	New addition, Approved, in-progress
Lot 64	New Construction, Approved, Spring 2021
Lot 65	New Construction, Approved, Spring 2021
Lot 69	New Construction, Approved, Spring 2021
Lot 61	New owners, New Construction, preliminary meeting
Lot 78	New Construction, Approved, Spring 2021
Lot 117	New Construction, plans to begin Summer 2021, pending fees

# 2021 Road Plans



2021 SELOA Annual Meeting

## Weed Spraying Volunteer Needed

Property owners are REQUIRED to control noxious weeds on their properties.

The HOA sprays along Stagecoach Roads. Brian Tiley is retiring from this volunteer position (THANKS BRIAN!) and will train in a new person.

Please reach out if you love Stagecoach and a healthy environment where native plants can grow.



# 2021 BRRA Plans

- Bitner Ranch Road Association wants to raise our annual payments somewhat but the new board has the chance to meet and negotiate.
- Summer 2021: patching and striping
- 2022: full road rebuild when Summit County implements Silver Creek Connectivity project

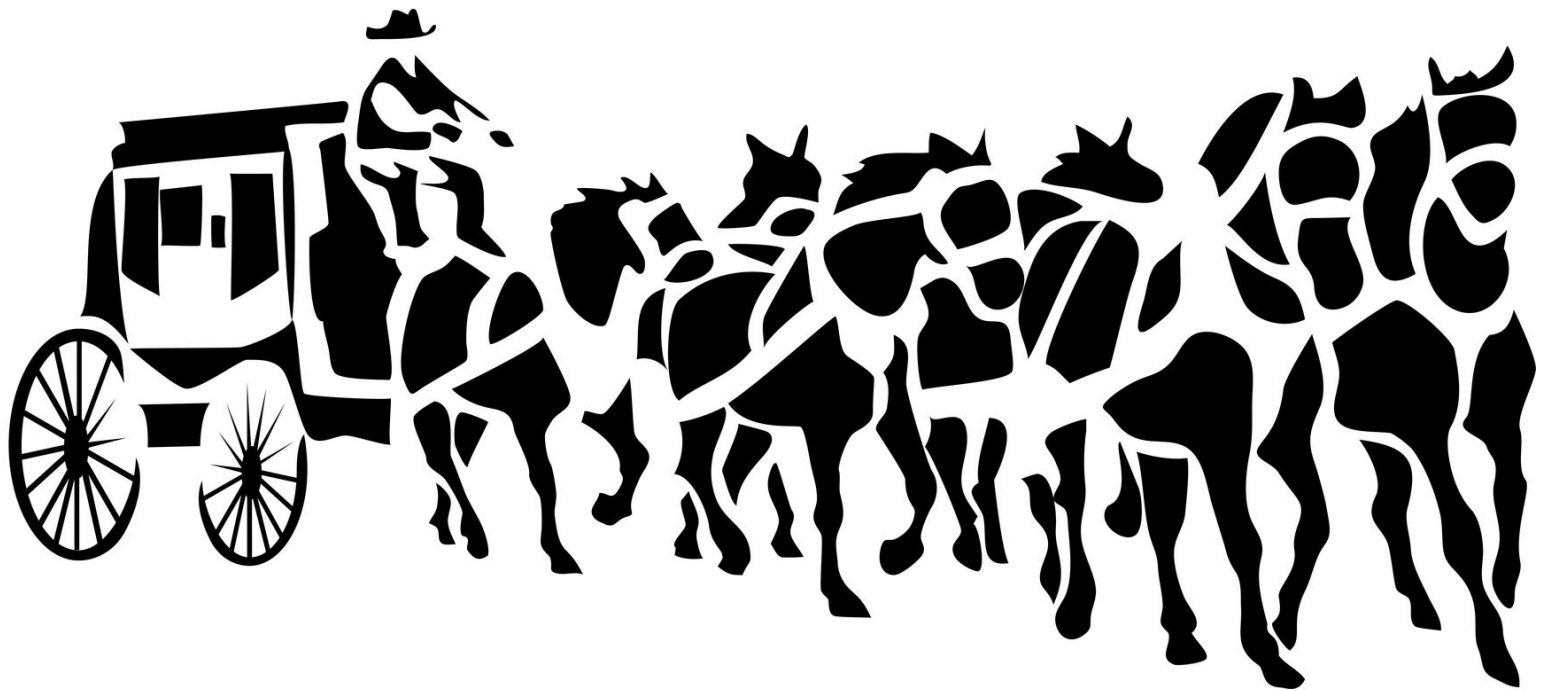
# 2021 Road Plans

- Road Committee is working to assemble a 'wish list' for roads based on Association and Board member feedback.
- Road budget \$46,750 plus \$4,000 for water shut off valve extenders
- We are working to obtain bids for the below road maintenance projects:
  - Concrete pile removal and cleanup at the Kimball/Lower Cove intersection (~\$15K)
  - Water Shut Off Valve extenders throughout subdivision, over 20 out of ~60 are buried under rotomill (\$4K)
  - Interest in paving a few high traffic areas on Basin and Kimball (\$40 per linear foot → 1,000 ft section ~ \$40,000)
  - Requests to widen Upper Cove as its single car width in certain spots (\$?)
  - Basin pothole repairs and regrading (\$?)
  - Request for gravel on Hailes Loop to protect road and help with Spring drainage (\$?)

# 2021 Road Plans

- Considerations and Reminders:
  - Budget is very limited for our 10+ miles of road.
  - 8 new builds on Kimball this year and 4-5 on Lower cove.
  - In 2022 potential for a lot of rotomill from BRR rebuild  
-----
  - Engage Road Committee in identifying areas of most need, email Casey, seloadirector3@gmail.com
  - Email the secretary if you would like to be on the road committee.
  - Speed Limit is 20 mph and please use 4x4 on steep sections.
  - While we're through the bulk of the spring melt, please check your culverts for blockage.

# Open Time for Questions and Concerns



2021 SELOA Annual Meeting

# Election Results and 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.”



# Motion to Adjourn



Thanks for participating!

2021 SELOA Annual Meeting