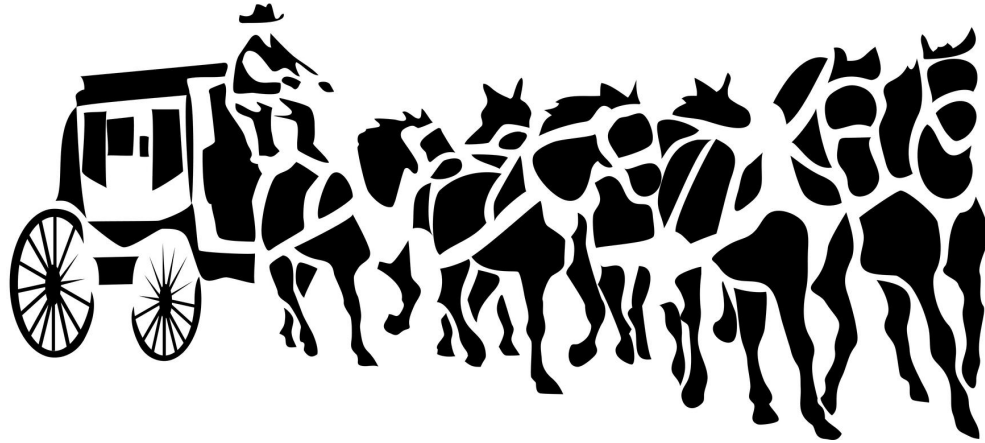


Stagecoach Estates 2022 Annual Lot Owners Meeting



Tuesday March 1, 2022 6 to 8 pm
Auditorium of the Summit County Building
1884 W Ute Blvd, Park City Utah

Agenda

1. 6:00 Call to order by the President (after quorum has been determined)
2. 6:03 Approval/disapproval of 2021 Annual Meeting Minutes. Minutes were emailed to members on Feb 11 and Feb 28 and will not be read.
3. 6:05 Executive Summary of 2021 Association business presented by the President and member vote for approval/disapproval
4. 6:10 Income Statement and Balance Sheet presentation for the prior fiscal year and year-to-date presented by the treasurer and member vote for approval/disapproval
5. 6:15 Committee reports presented by committee chairpersons
6. 6:35 Presentation of budget for the fiscal year and member vote for approval/disapproval
7. 6:45 Member comments and constructive criticism for the good of the Association
8. 6:55 Presentation of the Bylaws adopted by the board and member vote for approval/disapproval
9. 7:15 Unfinished business presented by the President
10. 7:15 New business presented by the President. Rules and Fines DRAFT document presentation and discussion.
11. 7:35 Announcement of scheduled functions or events open to members of the Association
12. 7:35 Election of open Board of Director positions, 1.5 minute candidate introductions, voting, swearing in
13. 8:00 Adjournment

1. Call to order
2. 2021 Minutes

3. 2021 Summary of Association Business by the president

2021 Board Business Summary

Engineering evaluation of road conditions and needs

New bylaws

Draft Rules and Fines

Legal opinion on easements

New delivery shack (thanks Fred T.!!)

Estimates for cameras for gates

Church camp traffic to be rerouted

Gate repair

Gate on North Church to Preserve fabricated (thanks Wim D.)

Committee work

Member vote to approve

4. Income Statement and Balance Sheet

SELOA Annual Meeting

3/1/2022

Bank Balances as of 01/31/22

4145	Operation Account;	60,711.30
8151	Savings Account:	16,051.30
9704	Reserve Account:	30,764.56
3642	Deposits Account:	33,735.58

Member vote to approve

5. Committee Reports

Road Committee Report

STAGECOACH ESTATES PAVEMENT MAINTENANCE REVIEW

Prepared for:

The Stagecoach Estates Lot Owners Association
c/o Casey Brown

January 24, 2022



Prepared by:

Timothy D. Biel, M.S., P.E.
Faramarz Safazadeh Ph.D., E.I.T
PEPG Consulting, LLC
PEPG Project #1541.2110

PEPG CONSULTING
L.L.C.

Discussion and Cost

The following are viable options for the repair of Stagecoach Roads available based on conditions of the pavements:

LEVEL GRAVEL/HMA CAP (ALTERNATIVE I)

Description: 6" existing surface/UTBC, 1" level gravel (1/2" minus gradation – Geneva "Hard Pack" or similar), 3" HMA surfacing.

Estimated Cost: \$25/square yard

Expected Life: 20+ years, with multiple seal coats

Next Step: Typical seal coating in 2-3 years, followed by periodic crack sealing and subsequent seal coats in 7 to 8 years.

RAP BASE COURSE/HMA CAP (ALTERNATIVE II)

Description: 3" imported RAP Base (Assumed by Morgan Pavement), 3" HMA surfacing.

Estimated Cost: \$25/square yard

Expected Life: 20 + years, with multiple seal coats

Next Step: Typical seal coating in 2-3 years, followed by periodic crack sealing and subsequent seal coats in 7 to 8 years.

HMA CAP (ALTERNATIVE III)

Description: 6" existing surface/UTBC, 2.5" HMA surfacing.

Estimated Cost: \$15/square yard

Expected Life: 15+ years, with multiple seal coats

Next Step: Typical seal coating in 2-3 years, followed by periodic crack sealing and subsequent seal coats in 7 to 8 years.

DOUBLE CHIP SEAL CAP (ALTERNATIVE IV)

Description: Double chip seal surfacing.

Estimated Cost: \$3.5/square yard

Expected Life: 3-10 years, depending on condition of existing road

Next Step: Reconstruction

HMA = hot mixed asphalt

Rotomill (Alternative V)

Description: Asphalt millings from nearby roadway projects, ie BRR
Estimated cost: Rotomill is free, only the cost to haul, spread and grade. Ed Byers \$60/truckload if Morgan Asphalt brings up to location, \$130/load if at a staging area.

Expected Life: 1-2 years

Table 1. Cost Estimation for Pavement Segments Based on the Best Practices Repair Strategies (20+ Year Life)

<i>Description</i>	<i>Length (ft)</i>	<i>Width (ft)</i>	<i>Total Area (SYd)</i>	<i>Primary Treatment</i>	<i>Unit (\$/Yd2)</i>	<i>Cost</i>
Basin Canyon Rd	11000	20	24444	Alternative II	\$ 25.00	\$ 611,111.11
Hailes Loop Rd	2700	26	7800	Alternative III	\$ 15.00	\$ 117,000.00
Kimball Canyon Rd	9500	18	19000	Alternative I	\$ 25.00	\$ 475,000.00
Lower Cove Rd	8500	12	11333	Alternative I*	\$ 22.00	\$ 249,333.33
North Church Rd	11300	14	17578	Alternative II*	\$ 22.00	\$ 386,711.11
Upper Cove Rd (East Side)	3200	16	5689	Alternative II*	\$ 22.00	\$ 125,155.56
Upper Cove Rd (West Side)	3200	16	5689	Alternative I*	\$ 22.00	\$ 125,155.56

Table 2. Cost Estimation for Pavement Segments Based on Other Available Repair

<i>Description</i>	<i>Secondary Alternative (IV) – Double Chip Seal</i>		
	<i>Unit (\$/Yd2)</i>	<i>cost 1</i>	<i>Life Expectancy</i>
Basin Canyon Rd	\$ 3.50	\$ 85,555.56	7-10 years
Hailes Loop Rd*	\$ 4.50	\$ 35,100.00	3-5 years
Kimball Canyon Rd	\$ 3.50	\$ 66,500.00	7-10 years
Lower Cove Rd*	\$ 4.50	\$ 51,000.00	4-6 years
North Church Rd	\$ 3.50	\$ 61,522.22	7-10 years
Upper Cove Rd (East Side)	\$ 3.50	\$ 19,911.11	7-10 years
Upper Cove Rd (West Side)*	\$ 4.50	\$ 25,600.00	3-5 years

Example of double chip seal

Total 2022 Road Budget: \$93,415:

- Need to consider short, medium and long term road improvement options. Based on our limited budget
 - **Short term:** Rotomill, 1-2 year lifespan, reaches largest amount of subdivision, lower quality, what we have now. Ed Byers \$60/truckload if Morgan Asphalt brings up to location, \$130/load if at a staging area, spend budget until it's gone. Logistics can be tricky, hard to order and schedule. We have expressed interest in rotomill coming from BRR but that project is still out for bid. Possible other sources.
 - **Medium term:** Double chip seal, 3-7 year lifespan, ~\$350,000 for entire subdivision. Would recommend we put this where existing surface base is in good/decent shape so we get max lifespan out of it.
 - **Long Term:** HMA, 20+ year lifespan, ~\$2 million for entire subdivision.
 - **Example of a Combination of improvements:**
 - 400 loads of rotomill in priority areas throughout subdivision for ~\$24,000 PLUS chipsealing or an HMA cap from Y up to gates for \$70,000.

Recommendations:

- Recommend a Road Committee working session after annual meeting that invites the membership to weigh in on road priorities before final road work is decided upon in 2022.
- Recommend an ongoing consulting relationship with PEPG on an hourly basis to help us zero in on a 5-year plan.

ACC Committee Report

SELOA ACC COMMITTEE

Email: acc.selo@gmail.com

KATHY BORDEN, CHAIR

ROSIE MOORE

VINCE HEYD

ACC Committee

Reminders & Update

- ◆ Still having contractor issues trying to take trucks & trailers up on SELOA without ACC approval on winter roads – many incidents causing passage delays
- ◆ ACC Document – current ACC doc is 2011, new draft completed and in review by ACC committee for finalization to present to Board following Annual meeting.
- ◆ Upon completion of Build, contact ACC for Final Inspection
- ◆ Reminder - Adding a garage, barn or structure; paving driveway (if > \$25K); doing improvements >\$10K (using heavy equipment); painting a house? – *must get ACC approval*
- ◆ ACC is fielding many calls from prospective buyers – expecting extremely busy building season!

ACC Construction Active Projects 3/1/2022

Lot 24	New construction – In-progress Spring/Summer 2021-2022
Lot 85	New Barn/Garage – Approved - Planned for 2022
Lot 46	New addition – Approved, in progress, nearing completion
Lot 119	New construction – Approved, pending final inspection
Lot 14	New addition, Approved, in-progress
Lot 64	New Construction, Approved, in- progress 2021/2022
Lot 65	New Construction, Approved, in-progress 2021/2022
Lot 69	New Construction, Approved, Spring 2021?
Lot 78	New Construction, Approved, In-progress 2021/2022
Lot 117	New Construction, plans to begin 2022?
Lot 55	New Construction, Approved, in progress for 2022
Lot 116	New Construction, Site visit 9/2021, plans for 2022
Lot 23	New Constuction, planning stage 2022-2023
Lot 70	New Barn, pending Site inspection 3/2022

Fire Preparedness Committee Report

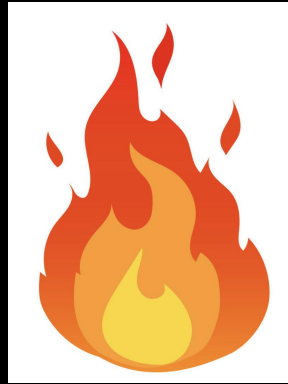
2022 Stagecoach Estates Fire Mitigation Goal

- Improve road access for fire and EMS services throughout the subdivision.
- Many of our roads have become overgrown. We need a minimum of 20' width and 13'6" height clearance on our roads.
- Do you want to report a road clearance issue in the subdivision? Send an email to seloafire@gmail.com .
- Stay tuned for volunteer workday events this summer.

Basin Canyon Rd. October 2021

SELOA Volunteer Cleanup Effort

SELOA Fire Reduction Volunteer Hours Tracking Form



- Now even easier to find the link and record your volunteer efforts!
- Go to the Stagecoach Estates homepage (www.stagecoachestates.com).
- Scroll halfway down the page until you see the icon above. Click it!

Why should I record my fire prevention volunteer hours?

-Your data is used to maintain our status in the National Firewise program. Some insurers give homeowner discounts.

-Future fire reduction grant proposals will utilize this historical data in their application process.

SELOA 2021 Volunteer Hours

Lot 5:	71
Lot 47:	162
Lot 49:	122
Lot 106:	422
Lot 117:	63
Lot 118:	480
Total:	1,320

SELOA 2021 Fire Mitigation Investment

\$84,097

Volunteer Hours (NFPA Valuation)

\$35,904

Lot owner monetary investments

\$48,193

6. 2022 Budget

SELOA Annual Meeting

3/1/2022

Proposed 2022 Budget

	<u>Budget</u>	<u>Actual</u>	<u>Remaining</u>
Income:			
Assesments - Annual Dues and Late Fees	108,000		108,000
Carryover from 2020	44,000		44,000
BRR Winter Maintenance	5,780		5,780
Church Maintenance Contribution	2,800		2,800
Peak Radio Tower Rental	-		-
Gate Remote Income	250		250
Road Impact Fees from Construction Projects	10,000		10,000
Misc. Income	-		-
Total Income	<u>170,830</u>	<u>-</u>	<u>170,830</u>
Expenses:			
Administration			
Office	600		600
Miscellaneous	250		250
Scan Historical Records	1,200		1,200
Rebuild Savings	5,000		5,000
Liability Insurance	4,394		4,394
Total Admin	<u>11,444</u>	<u>-</u>	<u>11,444</u>

Budget pg 2

Electric Gates		
Electricity	650	650
Gate Remotes	250	250
Install 1 Camera at Each Gate	1,000	1,000
Repair - On Going	5,000	5,000
Total Electric Gates	<u>6,900</u>	<u>6,900</u>
Legal Fees		
Legal Fees - On Going	<u>10,000</u>	<u>10,000</u>
Total Legal Fees	<u>10,000</u>	<u>10,000</u>
Total Fire Prevention Projects	4,750	4,750
Road System		
BRR Annual Payment	27,540	27,540
Snow Removal - Gate Areas	5,000	5,000
BRR Winter Maintenance	5,780	5,780
Water Valve Extenders	4,000	4,000
Weed Spraying X 2	2,000	2,000
Road Repair and Maintenance	93,415	93,415
Total Road System	<u>137,735</u>	<u>137,735</u>
Total Expenses	170,829	170,829

Member vote to approve

7. Member comments and constructive criticism for the good of the Association

8. Bylaw changes and vote

Key Benefits of New Proposed Bylaws

1. More informed voting: Voting takes place AFTER the annual meeting. Ballot measure discussion and candidate introductions can be evaluated by voters before casting votes. Meetings are recorded and available to all. Electronic voting will open shortly after the annual meeting and will remain open for 1 week.
2. More inclusive voting: Lot Owners need not be present to vote. Electronic voting allowed for all business.
3. Raise the bar for establishing Rules and Fines to two-thirds majority board vote: State law = simple majority board vote. Lot Owner notification of rules and fines codified.
4. Reinstate the 2010 bylaws requirement for member approval of dues increases.
5. Removal of current restriction prohibiting relatives from serving on the board simultaneously. Lot owners have a right to elect who they want to represent them.
6. One vote per lot. If you pay dues, you can vote.
7. Chairs of committees are not required to be board members and are not elected by the membership. Committee chair is a hard enough volunteer job.
8. 2021 bylaws contained verbatim text from the the Utah Community Association Act (UCCA). New bylaws are more concise and avoid conflict with future legislative changes to the UCAA.
9. Shorter terms for Board Members (2 years instead of 3 years). Easier to commit to serving.

Voting on 2022 SELOA Proposed Bylaws

On 2/27/2022 the Secretary emailed the Proposed 2022 SELOA Bylaws and Instructions to all Lot Owners.

Must be present in-person or virtually to vote. Proxy votes allowed.

If you are attending the meeting in person, you must vote using a paper ballot.

If you are attending virtually, you must vote using the ElectionBuddy website and entering the access key and password provided in the email from ElectionBuddy sent 2/27/2022 at 8:00am.

Voting will remain open for 10 minutes after discussion ends.

If you haven't voted yet, please vote now.

If you voted electronically and want to change your vote, email SELOAelections@gmail.com.

9. Unfinished business
none

10. New Business

- Rules and Fines

STAGECOACH ESTATES

RULES AND FINES DISCUSSION

36

PRESENTED BY:
KATHY BORDEN

WHY DISCUSSION AND NEXT STEPS?

- Q&A, FEEDBACK TO FOLLOW THIS PRESENTATION
- TO GET LOT OWNER INPUT AND FEEDBACK FOR RULES & FINES
- FUTURE MEETING - BOARD WILL CONSIDER FEEDBACK FROM LOT OWNERS, BOARD MEMBERS, CHAIR COMMITTEES, MAKE AGREED REVISIONS TO RULES AND FINES DOCUMENT, THEN VOTE TO ENACT AND GIVE NOTICE TO MEMBERS
- 2022 IMPLEMENTATION OF RULES AND FINES DOCUMENT

WHY ARE RULES & FINES NEEDED?

- “To ensure proper order and running of the community”
- “The primary obligation of a Director of an HOA is to ensure that the community is abiding by the governing documents of the community along with complying with all relevant federal, state, and local laws.”
- “Without these basic tenets of organization everyone living in the neighborhood would be free to do as they pleased, leading to many issues and problems.”

WHY ENFORCE THE RULES?

□ DUTY OF MEMBERS

- All owners agreed to abide by the rules when they bought into the community

□ DUTY OF BOARD

- HOA board members swore not only to abide by, but also to enforce all the rules of your homeowners' association.

□ FAIRNESS TO ENTIRE COMMUNITY

- Board can't selectively pick which rules to enforce and which ones not to follow. **MUST ensure that the covenants apply to the entire community.**

□ FINANCIAL OBLIGATIONS

- Rules include payment of normal Association fees, special assessments and fines levied against homeowners.

WHY ENFORCE THE RULES?

□ RISK OF LITIGATION

- If the Board does not enforce the rules uniformly, the entire SELOA association is open to **lawsuits and other legal actions**.

□ COMMUNITY DISTRUST

- If your Board continually allows rules and regulations to be broken, you will lose your ability to govern the Association. This will generally lead to turmoil and a very ineffective governing body in the community.

□ FORCED ACTION

- If the board feels that a rule, regulation or covenant is not fair or just anymore, the Board can take steps to begin the process of amending or changing these.
- **ALL RULES SHOULD BE ENFORCED WITH FAIRNESS AND COMPASSION**

WHY ARE FINES NEEDED?

- ❑ TO ENCOURAGE LOT OWNERS TO ABIDE BY THE RULES AND REGULATIONS OF SELOA
- ❑ A REASONABLE FINE PROTECTS THE HOA AS WELL AS LOT OWNERS
- ❑ A PROPER PROCEDURE IS NEEDED
- ❑ FINES & PENALTIES SERVE 2 MAIN PURPOSES:
 - 1) ALLOWS THE BOARD TO ENFORCE GOVERNING DOCUMENTS WITHOUT OBSTACLES AND TO DEAL WITH RESIDENTS WITHOUT FORCING LEGAL ACTION
 - 2) WHILE WARNING LETTERS MAY DETER, MANY OWNERS ARE MORE CAUTIOUS OF VIOLATIONS WHEN THERE ARE MONETARY CONSEQUENCES

MORE ABOUT FINES

- ❑ THE BOARD IS AUTHORIZED – AND SWORN – TO ENFORCE THE GOVERNING DOCUMENTS
- ❑ THE BOARD HAS SOLE DISCRETION TO ASSESS FINES
- ❑ THE BOARD MAY RELY ON COMMITTEE RECOMMENDATIONS IN DECISIONS REGARDING FINES (COMMITTEES DO NOT FINE)
- ❑ BOARD WILL PROVIDE FOR NOTICE OF VIOLATION(S)/NOTICE TO CORRECT
- ❑ WILLFUL VIOLATIONS RECOGNIZED AND FINED ACCORDINGLY
- ❑ LOT OWNERS ARE RESPONSIBLE FOR VIOLATIONS BY THEIR GUESTS, TENANTS, CONTRACTORS, ETC.

DEFINITIONS & EXAMPLES OF VIOLATIONS

□ LEVEL 1 VIOLATIONS (or first offense)

- Possible examples - signs without ACC approval, blocked driveway culvert, nuisance noise

□ LEVEL 2 VIOLATIONS (or second offense)

- Possible examples – blocking dumpsters, recreational fire in unapproved receptacle

□ LEVEL 3 VIOLATIONS (or third offense)

- Possible examples – careless damage to road or gate, fireworks, discharge of firearm

□ EGREGIOUS VIOLATIONS - actions that result in permanent damage, are difficult or very expensive to remedy, jeopardize life or the Association's infrastructure, obstruct passage on Subdivision roads, or are deemed blatant or repetitive violations of a serious nature.

POSSIBLE EXAMPLES:

- Careless or blatant fire violation
- Disobeying heavy equipment moratorium and blocking a major road (Kimball or Basin)
- Building structures outside of the 1-acre building envelope or within setbacks without ACC approval
- Intentionally damaging a gate, road, or common area of Stagecoach

SELOA PROBLEMS WITHOUT FINES



SELOA PROBLEMS WITHOUT FINES

DRAFT FEE SCHEDULE

Late Payment Fees 10%/1% monthly on balance

Normal Violation - Level 1 Up to \$250/occurrence

Normal Violation - Level 2 Up to \$500/occurrence

Normal Violation - LEVEL 3 Up to \$1000/occurrence

Egregious Up to \$5000/day (MAX OF \$25,000)

Hunting Up to \$2500/occurrence

Removal/Remediation – up to \$500, plus cost of removal/remediation

10. New Business continued,
if time allows
- HOA management firm

11. Functions and events open to members

Wildfire fuel mitigation day?
Summer social?

12. Election

Outgoing

Secretary Lucy Jordan (4 years)

Director/Road Committee Chair Casey Brown (3 years)

Director Steve Cuttita (3 years)

Director Justin Bitner (2 years)

Candidates

Secretary

Elke Touchette

Director/Road & Gate Committee Chair

Natalie Shein

Fred Trujillo

Director/Architectural Control Committee Chair

Kathy Borden

Director

Suzanne de Jager

Amy Englebrecht

Brian Tiley

If you are attending virtually
and voted electronically
earlier but want to change
your vote, email
SELOAelections@gmail.com.

Oath of office 2022 bylaws

(Installing officer) "Raise your right hand and repeat after me."

"I solemnly promise to abide by the rules of this organization and the lawful orders of the assembly. I promise I have read and am familiar with the Protective Covenants, Architectural Controls, Subdivision Plats, Bylaws, and the Utah Community Association Act. I promise that I will perform the duties of my office to the best of my ability and with the best interests of the Association and all Lot Owners in mind. I promise I will turn over to my successor all records, moneys, and property pertaining to my office."

13. Adjournment