

Stagecoach Estates 2023 Annual Lot Owners Meeting



Saturday March 25, 2023 2:30 to 4:30 pm
Community Room, Park City Library
Park City Utah

Zoom Participants: Please mute unless speaking

The Big Winter that Will Not End



Agenda

1. 2:30 Determination of a quorum
2. 2:30 Call to order by the President
3. 2:32 Approval of 2022 annual meeting minutes.
4. 2:33 Executive Summary of 2022 Association business presented by the Secretary
5. 2:38 Fire Preparedness Committee 2022 summary
6. 2:45 Architectural Control Committee 2022 summary and reminders
7. 2:55 2022 Income Statement and Balance Sheet presentation for the prior fiscal year and year-to-date with time for questions
8. 3:10 Explanation of BRR increased fees
9. 3:12 2023 budget
10. 3:22 Fire Preparedness and Weed Control 2023 plan
11. 3:25 Roads and Gates Committee 2023 plan with time for discussion
12. 3:55 Committee member appointments
13. 4:00 Election: Explanation of voting procedures, nominations open for seven Board of Director positions, 1 min candidate introductions
14. 4:15 Election: nominations CLOSED
15. 4:15 Member comments and constructive criticism for the good of the Association
16. 4:30 Adjournment and room clean up

1. Quorum?
2. Call to order by President
3. 2022 minutes by Secretary

4. 2022 Summary of Association Business by the Secretary

2022 Board Business Summary

- Hired HOA management firm
- Recorded bylaws
- Rules and Fines (failed)
- Unexpected Board turnover
- Several time-consuming litigious lot-owner issues
- Gate cameras and new gate volunteer
- One weed spraying and new volunteer
- Fire and ACC work (committee reports next)
- Road work, see next slide

2022 Road Work Summary

- 2022 budget underspent because of Board turnover in mid-summer and then construction contractors already booked for season. Most of the road budget rolled over to this year.
- Lower Cove repair work with homeowner \$ input
- Lower Kimball pothole filling and patches
- Upper Kimball test patch
- Kimball shoulder repair

5. Fire Preparedness Committee report of work done in 2022.

Stagecoach Fire Preparedness Volunteers



N. Church Road & Basin Canyon Road Volunteer Cleanup May 2022



Basin Canyon Road "S-Curves" cleanup



Before



After

2022 Fire Mitigation Volunteer Hours

11/2021 - 11/2022

Total: 686 Hours

Basin Canyon Rd & N. Church Rd: 254 Hours *for the benefit of all lot owners*

Individual lots: 432 Hours

Way to go volunteers and lot owners!

6. ACC 2023 Committee Report and reminders

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
- ◆ 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*

Vote for change

CURRENT FEES

- **PERFORMANCE (DEPOSIT RETURNED AFTER BUILD)**
 - MIN \$2000 UP TO 3500 SQ FT. – PLUS \$0.50 PER SQ FT ABOVE SQ FT.
- **IMPACT FEES**
 - MIN. \$2000 UP TO 3500 SQ FT - PLUS \$0.50 PER SQ. FT. ABOVE SQ FT
- **BRR FEE (NO CHANGE)**
 - \$1500

PROPOSED CHANGE

- **PERFORMANCE (DEPOSIT RETURNED AFTER BUILD)**
 - MIN \$2400 UP TO 3500 SQ FT. – PLUS \$0.70 PER SQ FT ABOVE SQ FT.
- **IMPACT FEES**
 - MIN. \$2400 UP TO 3500 SQ FT - PLUS \$0.70 PER SQ. FT. ABOVE SQ FT
- **BRR FEE (NO CHANGE)**
 - \$1800

- Ballot vote for Increase (20%) needed to reflect inflation, higher road repair costs, material costs, etc.
- Current fees put in place in 2011 (12 years ago).

ACC Construction Active Projects 3/25/2023

- Lot 23 Conducted Soil samples; need site meeting and plan approval
- Lot 24 Nearing completion – Need CO & ACC final
- Lot 38 New construction – Plans for Spring 2021 – No new info
- Lot 46 New addition – nearing completion, Need final ACC
- Lot 14 Nearing completion; need final ACC?
- Lot 64 Nearing completion, waiting on CO, need ACC final
- Lot 69 Decided not to move forward, Lot sold; refund for initial building fees
- Lot 78 Under Construction, Approved, Date for final?
- Lot 117 New Construction, plans approved, pending begin Spring 2023?
- Lot 41 New Construction, plans approved 2022 – building on hold
- Lot 61 New Construction – pending approval, new plans submitted, 2023
- Lot 55 New Construction – under construction 2022
- Lot 13 Garage addition – plans approved 2021
- Lot 118 New addition – garage expansion, initial discussion 2024
- Lot 108 New Barn/garage plans – pending approval, Spring/Summer 2023

7. SELOA Balance Sheet

SELOA Assets as of 12/31/2022

Operating account	\$87,423	<i>Unspent funds from 2022 (delayed road repair)</i>
Reserve account	\$51,858	<i>\$5K added in 2022, S2S deposited ~\$16K</i>
Performance deposits	\$40,600	
Impact fees	\$5,003	
Accounts receivable	\$7,723	<i>Unpaid 2022 annual dues (lot 21) + late fees</i>
<u>Undeposited funds</u>	<u>\$15,778</u>	
TOTAL ASSETS	\$208,385	

SELOA Liabilities as of 12/31/2022

Reserve account	\$51,858	<i>Rainy day fund</i>
Performance deposits	\$38,600	<i>Refundable at completion</i>
Impact fees	\$5,003	<i>Refundable if build is cancelled</i>
Accounts receivable	\$7,723*	<i>Unpaid annual dues (lot 21) + late fees</i>
<u>Accounts payable</u>	<u>\$94</u>	
TOTAL LIABILITIES	\$103,254	

*not generally considered a liability, however it has not been paid for 7 years

Equity as of 12/31/2022

Assets	\$208,385
<u>Liabilities</u>	<u>\$103,254</u>
Equity	\$105,132

'22 equity available to operate '23 budget at a loss (deferred road work)

8. BRR increased fees

Bitner Ranch Road Association (BRRA) lawsuit settlement in 2014

Annual Maintenance increasing by 19% to \$32,775.60. Due May 1.

Increase of \$5,232.60 / 108 lots = \$48.45 per lot increase or \$303.48 per lot.

SELOA collects from lot owners as part of the annual dues. SELOA pays BRRA.

Annual Snowplow payment is increasing by 49% to \$8612.20. Separate invoice mailed to full-time lot owners in the fall. Not part of SELOA dues.

Increase of \$2832.20 / ~41 full-time lots = \$69 per lot increase or ~\$210 per year.

Can change if more lots become full time.

9. 2023 Budget

Proposed budget (Income)

\$131,827 Total Income

\$108,000

Annual Dues (\$1000/lot)

\$8,612

BRR Winter Maintenance

\$2800

Church Maintenance Contribution

\$300

Gate Remotes

\$0-\$10,000

Impact Fees from Construction

\$45

Interest

\$2070

Peak Cell Tower Lease (6 mo. lease)

Proposed budget (Expense)

\$206,878

Total Expense

\$4,425

Administration (Fees, Mtgs, Insurance, etc.)

\$26,116

Legal & Property Mgmt

\$2800

Church Maintenance Contribution

\$1500

Fire (temporarily reduced in 2023 for road focus)

\$500

Garbage

\$4200

Gates

\$32,775

BRR - Annual maintenance (increased \$5235)

\$11,000

Stagecoach snow removal

\$8,612

BRR - Winter maintenance

\$2750

Weed Spraying

\$115,000

Road Maintenance / Repair

Proposed Net Income (Loss) for 2023

Income \$131,827

Expense \$206,878

Net Income (Loss) 2023 (\$75,051)

2023 Operating loss funded by 2022 B/S equity of \$105,132

Proposed Net Income (Loss) for 2023 - **\$50 dues increase**

Income	\$137,227 (\$50/lot annual dues increase)
Expense	\$206,878
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Net Income (Loss) 2023	(\$69,651)

\$50 increase would offset BRR annual maintenance increase

10. Fire Preparedness Committee 2023 plans

Weed Control

Weed contractor will spray for Dyers woad, thistle, houndstongue, and others along the roads.

Lot owners are required by county to control weeds on their lots.

2 treatments:

1st in Late May

2nd ~ 4th of July.

Herbicide: glyphosate with a surfactant.

Notice will be sent to lot owners about a week prior.

If you don't want roads sprayed through your lot, remove the weed some other way.

2023 Fire Preparedness Committee Plan

\$13.89

Dues contribution per lot to fight fire threats in our association.

-SELOA Fire Mitigation 2023 budget \$1,500

(Reduced 2023 budget to focus on road repairs)

-Total number of lots in Stagecoach: 108

CWPP plan required update

Volunteer days? Inequitable contribution.

No budget to hire brush clearing along roads.

254 volunteer hours on Basin & N. Church in 2022.

Forestry Management Vendors

Apex Fire Preparedness

Mr. Conner Nelson
(801) 200-3063

Alpine Forestry

Mr. David Telian
(435) 400-4154

11. 2023 Road plans

SELOA Roads and Gates Committee

Gate coordinator volunteers

Kimball Gate:

Mark Deneau 385-226-8984 markpeds@gmail.com

Basin Gate:

Mark Robinson 801-707-9469 mark.robinson@streamdx.com

Or contact Sea to Ski


Teri Hoenstine

Sea to Ski Premier Home Management

M. 307.690.6182

E. thoenstine@seatoski.com

W. www.seatoski.com



Thanks to
Mark D. for
stepping up!

SELOA ROAD COMMITTEE

CHAIR: NATALIE SHEIN

COMMITTEE MEMBERS:

LORA SMITH, GRAHAM ANTHONY,

HEIDI FISHER



SELOA CAPITAL IMPROVEMENTS & REPAIRS

2023 ROAD BUDGET: \$115,000 (or \$120,000 with dues increase to \$1050/lot)

PRIORITY REPAIRS FOR 2023:

Roadway slide on Lower Cove Road above Lot #22

Basin Canyon Road from “Y” to Lot #2

Hailes Loop Road gravel intervention to maintain MRW access -

(Possible cost-savings to crush concrete at LCR/KCR for Hailes Loop base amendment)

Propose purchase pallets of community quick patch asphalt for temp. patches

SELOA CAPITAL IMPROVEMENTS & REPAIRS

PRELIMINARIES TO MAJOR CAPITAL IMPROVEMENTS – SPECIAL ASSESSMENT

- Roadway easements surveyed or possible staking of any proposed widening based on existing roadway markers – final easement widths must be determined
- Member feedback regarding capital improvement/special assessment – can be in the form of a survey or special road meeting
- White paper for board of directors with three solution-plan options based on PEPG's 2022 road study

▪ 2023 ROAD SEASON

- Priority repairs for 2023 will likely exceed the existing funds
 - (Free) RAP is scarce – it will be challenging to get enough to amend poor base conditions, but we can purchase truckloads for approx. \$150/ea. It will still need to be graded and rolled. Additional expense dependent upon volume of RAP.
 - Double chip seal is our least expensive option as an interim road solution, but it's not a good solution in steeper areas. Double chip seal will require additional funds of approximately \$360,000** see chart
 - A special assessment to execute the PEPG recommended repair strategy (mixed treatments) would bring SELOA's roads to a minimum 20-year life expectancy allowing for more reasonable use of our annual budget. Cost anticipated approximately \$2,300,000
 - Any re-grading or change to existing easements (eg. widening) requires the lot owners to sign an acknowledgement & consent form
 - Additional study to identify drainage challenges (recommended by PEPG)
 - Assess cost for additional water valve extenders
 - Recommend contracting with PEPG to evaluate solution options

**** PEPG SECONDARY ALTERNATIVE (IV) – DOUBLE CHIP SEAL**

BASIN CANYON RD	\$85,556	7-10 YR LIFE
HAILES LOOP RD	\$35,100	3-5 YR LIFE
KIMBALL CANYON RD	\$66,500	7-10 YR LIFE
LOWER COVE RD	\$51,000	4-6 YR LIFE
NORTH CHURCH RD	\$61,522	7-10 YR LIFE
UPPER COVE RD (EAST)	\$19,911	7-10 YR LIFE
UPPER COVE RD (WEST)	\$25,600	3-5 YR LIFE

This alternative is not a good option for areas with steep grades and should be considered an interim approach to extend the life of pavements, not bring them to full rehabilitation; however, we could consider short runs of concreted base intervention (#35/sq yd) in these areas.

Road plan discussion

12. Committee member appointments

Each committee must have at least 1 Board member on it
ACC (chair needed)

Roads and Gates Committee (1-2 needed)

Fire Committee (1-2 needed)

Formal appointment of volunteers since last Board meeting:
gate volunteers, road committee members, teller committee,
others?

13. Election - explanation of voting procedures

Proxy procedure

1 lot = 1 vote. Dues must be paid. (March 15 is the new due date.)

ElectionBuddy electronic and secret ballot from SELOAelections@gmail.com

Ballot emailed to the 1 official email for each lot by next Saturday.

If you own more than 1 lot, your vote is weighted to the number of lots you own.

Voting open for 1 week once ballot is emailed.

New board members sworn in at first board meeting, required to be within 2 weeks from close of voting.

Election: Open nominations for Board of Directors Election

- 1 minute candidate statements
- All candidates must abide by the oath of office

“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.”

Current Board of Directors

OUTGOING

Director Rosie Moore (3 years)

President Roger Bitner (2 years)

Vice President Naomi Williams (2 years)

Director Meghan Robinson (2 years)

Director/ACC Chair Kathy Borden (1 year)

Director Casey Marsh (partial year)

Treasurer has been vacant since June

STAYING ON

Secretary Drew Jordan (1 year left on term)

Director Brian Tiley (1 year left on term)

2023 Positions Open

2-year terms unless noted

President

Treasurer

Vice Pres (1 year)

Director

Director

Director

Director (1 year)

14. Nominations for Board of Directors Election closed.

Candidates please submit a statement for inclusion on the ballot to SELOAsecretary@gmail.com by Monday

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

16. Adjournment

Please help us clean up the room