

Stagecoach Estates 2024 Annual Lot Owners Meeting



Thursday March 21, 2023 5:30 to 7:30 pm
Rm 131, Richins Building, Kimball Junction
Zoom Participants: Please mute unless speaking

Agenda

5:30 Determination of a quorum

5:30 Call to order by the President

5:32 Approval of most recent board meeting minutes

5:33 Summary of 2023 Association business presented by the President

5:35 Road Committee 2023 Summary

5:40 2023 Financials

5:50 2024 Budget

6:00 2024 Road Priorities and Proposal of Culvert/Drainage Special Assessment

6:15 Proposal of Fire Mitigation Special Assessment

6:25 Rules and Fines presentation, open for member comments, Board vote

7:05 Potential mailboxes

7:10 Committee member openings and appointments

7:12 Election: Explanation of voting procedures, nominations Open for four Board of Director positions, 1 min candidate introductions, nominations CLOSED

7:25 Member comments and constructive criticism for the good of the Association

Adjournment and room clean up

- **Quorum?** 5 board members + 20 lots
- **Call to order and Board roll by President**
- **Approve Feb 27 board meeting minutes**

2023 Summary of Association Business by the President

2023 Board Business Summary

- Emergency road work from spring runoff
- New contract with the LDS Church Camp (annual payment = 3.5 x dues + special assessments + portion of BRR maintenance)
- Gates maintenance
- Two weed sprayings
- Community Wildfire Preparedness Plan (CWPP) updated
- Lien on delinquent lot
- Communication tower removed
- Rules and Fines draft work
- A few lot owner issues
- Road work

2023 Road Committee Summary

- **\$17,613:** Spring run-off (E. Byer, R. Smith)
- **\$74,400:** Pulverizing, spreading rotomill, grading, and compacting areas of Basin and upper Kimball (Morgan Asphalt)
- **\$18,996:** Spreading road base and grading Hailes Loop (Witt Ex/R. Smith)
- **\$21,451:** 2022 work on Lower Cove, billed in 2023 (E. Byer)
- **Volunteer efforts/funding:** sandbag filling, culvert clearing, N. Church widening, upper Basin pothole filling, Lower Cove paving. **Thank you!!**



2023 Balance Sheet

SELOA Assets as of 12/29/2023

Operating account	\$13,420	<i>Unspent funds from 2022 (delayed road repair)</i>
Reserve account	\$52,196	<i>\$5K added in 2022, S2S deposited ~\$16K</i>
Performance deposits	\$33,883	
Impact fees	\$391	<i>Transferred fees to operating account; non-refundable</i>
Accounts receivable	\$20,012	<i>Lot 21+27+69 unpaid dues; 4x SA; winter BRR; camp</i>
Prepaid 2024 Expenses	\$546	<i>PO Box & Insurance</i>
<u>Undeposited funds</u>	<u>\$8,610</u>	
TOTAL ASSETS	\$129,058	

SELOA Liabilities as of 12/29/2023

Reserve account	\$52,196	<i>Rainy day fund</i>
Performance deposits	\$33,833	<i>Refundable at completion</i>
Accounts receivable	\$9,759*	<i>Unpaid annual dues (lot 21)</i>
<u>Accounts payable</u>	<u>\$6,482</u>	
TOTAL LIABILITIES	\$102,270	

*generally not a liability, however it has not been paid for 8 years

Equity as of 12/29/2023

Assets	\$129,058
<u>Liabilities</u>	<u>\$102,270</u>
Equity	\$26,788

'23 equity available to operate '24 budget (in theory)

However, much of our '23 equity are unpaid dues & undeposited funds

Recommendation to roll-over uncommitted equity for operating cash flow margin

2024 Budget

Board approved 2024 budget (Income)

\$135,612

Total Income

\$118,800

Annual Dues (\$1100/lot)

\$8,612

BRR Winter Maintenance

\$4,500

Church Maintenance Contribution

\$400

Gate Remotes

\$3,000

Impact Fees (assumes 2 new starts)

\$300

Interest (Reserves)

\$0

Peak Cell Tower Lease (lease terminated)

Board approved 2024 budget (Expense)

\$119,532 Total Expense

\$4,145	Administration (Fees, Mtgs, Insurance, etc.)
\$18,600	Property Mgmt (\$18,000) and tax prep (\$600)
\$5,000	Legal
\$2,500	Intuit Deposit Fees
\$1,500	Fire
\$500	Garbage
\$1,900	Gates
\$32,775	BRR - Annual maintenance (audit)
\$8,000	Gate area snow removal
\$8,612	BRR - Winter maintenance
\$2,500	Weed Spraying
\$500	Signage
\$35,000	Road Maintenance / Repair

Proposed Net Income (Loss) for 2023

Income \$135,612

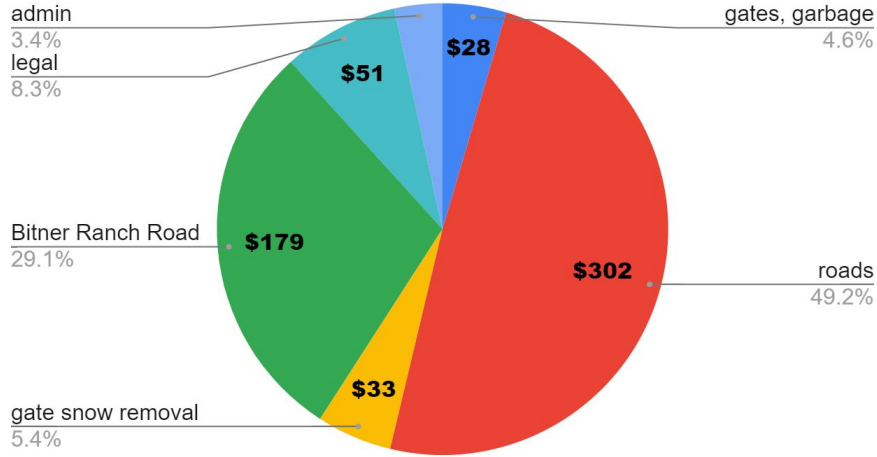
Expense \$119,532

Net Income (Loss) 2023 \$16,080

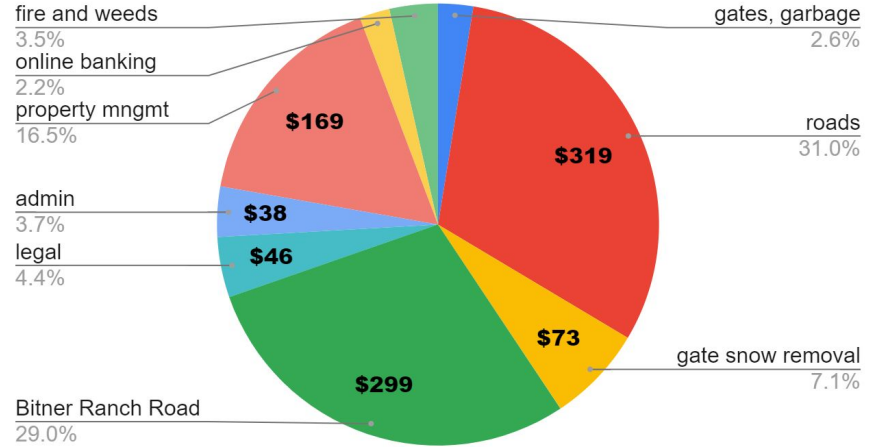
\$16,080 of Net Income for management reserve or roll-over to 2025 roads

2015 vs. 2024 dues allocation

Where 2015 Annual Dues of \$750 per lot went



Where 2024 Annual Dues of \$1100 per lot will go



Dues as a percentage of income

2015
82%

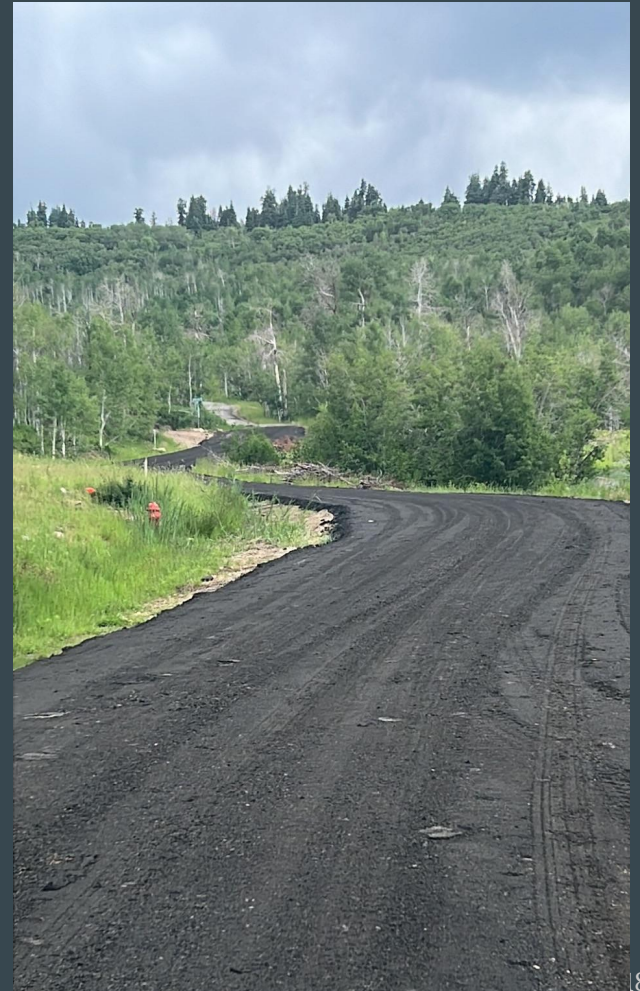
2024
94%

Questions on financials and budget

2024 Road Plans

SELOA Road Committee

Graham Anthony, Lora Anthony, Brian Bitner,
Erica Cuttitta, Scott McClellan
Chair: Heidi Fisher



Reminder: It is lot owners responsibility to clear your driveway culverts and direct runoff from your property to the ditches/culvert and off the road



A clogged culvert



floods and erodes our roads



Driveway runoff damages community roads

2024 Road Committee Priorities and Expected Costs (\$35K budget)

- Spring runoff. **Estimated \$10K**
- Kimball: Move electric transformer box at sharp curve, widen road at curve if we have lot owner approval and with fill from local building projects. **Estimated \$0**
- Upper Cove: Dig drainage to prevent rutting and divert water away from Basin, grade surface, spread rotomill if available. Widen narrow sections if we have lot owner approval and with fill from local building projects. **Estimated \$10-15K**
- Resurfacing with rotomill if available. High priority areas are Basin “S curves”, N. Church, Hailes Loop, Upper Cove, widened area of Kimball at sharp curve. **Estimated \$10-15K+** but depends on availability. If minimal material is available, we propose to save the funds for future rotomill projects.

Proposal of Culvert/Drainage Special Assessment



Culvert/Drainage Special Assessment



Problem: Lower portions of Kimball and Basin experience very high levels of water flow during spring melt and summer/fall storms, current drainage capacity is inadequate and threatens **access and safety of all lot owners**. Cost to replace this portion of road if damaged is over 10X the cost of installing culverts.

Solution: Hire Ed Byer to (1) install 4 large concrete culverts (base of Basin to double current capacity, at base of Kimball, near dumpsters, and lower Kimball), (2) dig drainage to divert water to culvert, and (3) repair road damaged during installation. Cost estimated by Ed Byer: \$10K per culvert + road repair

2024 Culvert/Drainage Special Assessment

\$400 per lot = \$43,200 + Church camp (\$500-\$1000)

Will be on the ballot. >50% of those casting a vote must vote in favor to pass.

Do you support a \$400 per lot special assessment to improve road drainage in Stagecoach Estates, including installing 4 culverts near “the Y” and road repair associated with installation, plus additional critical culvert and drainage repairs if Special Assessment funds allow?

Proposal of Fire Mitigation Special Assessment

- Volunteer efforts not doing enough!
- Insurance availability decreasing; cost increasing
- Property value increased with better emergency vehicle access
- Safety
 - Fire fighting equipment access in
 - Evacuation out

2024 Fire Mitigation Special Assessment

\$400 per lot = \$43,200 + Church camp (\$500-\$1000)

Will be on the ballot. >50% of those casting a vote must vote in favor to pass.

Do you support a \$400 per lot special assessment to hire professional foresters to 1) identify road easements that are of highest priority for treatment (evaluate based on safety and condition), and 2) perform treatment (clear back trees and brush 10 feet from the edge of the road surface)?

Forestry Management Vendors

Apex Fire Preparedness

Mr. Conner Nelson
(801) 200-3063

Alpine Forestry

Mr. David Telian
(435) 400-4154

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.

Rules and Fines

History - Purpose - Need - Flexibility

1. Legal counsel advised implementing 3 years ago
2. It is the *DUTY* of the Board of Directors of all HOAs to uphold governing documents
3. Actions by lot owners in recent years have led to damage that all lot owners have paid for
4. All rules except 1 (speeding) have basis in governing documents
5. These rules clarify some of the vague items in the governing documents or Utah law
6. 2 rules (fire, water-wise landscaping) aim to update parts of the governing documents that are contrary to current environmental management practices
7. Can be changed by majority board vote at a board meeting (with notification to owners and time for comment)

Notification

Article I.5

...the Board shall notify the Lot Owner in writing to the email of record of the specific violation, the steps needed to remedy the violation, and the fine assessment, if any, that will be charged to the Lot Owner. The Lot Owner shall have up to thirty (30) days to remedy the violation from the date of notification, unless the Board grants an extension.

...

Egregious definition

Egregious violations of the Governing Documents are actions that result in permanent damage to Subdivision property, cost the Association over \$1000 to remedy, jeopardize the Association's infrastructure, threaten security or well-being of Lot Owners.

Requires a supermajority board vote to impose an egregious violation

Partially Fictional Examples

Guest of lot owner parks on the shoulder of Basin Canyon Road in December for two hours, partially blocking the road.

Neighbor is upset that they can't get their snowmobile trailer past the offending car. Takes pictures and sends to the Board the next day.

Majority of Board votes against a violation and instead sends a warning to the lot owner who hosted the guest that they and their guests must obey the Obstructing Roads rule.

Eight months later, on a hot, smokey, windy July afternoon, that same guest of the same lot owner parks on the shoulder of Basin Canyon Road for three hours, partially blocking the road.

Majority of Board votes to impose a violation and \$200 fine, noting the previous warning and the increased need for a clear road for wildfire evacuation and fire-fighting equipment access.

Partially Fictional Examples

Lot owner paints their barn neon pink without consulting the ACC.

Board votes 8 to 1 to impose a violation and \$500 fine.

Lot owner is notified. Requests 40 days (instead of 30) to remedy.

Board grants extension.

Owner repaints barn in an ACC-approved color within 40 days.

Violation is closed and no fine is paid.

Loaded semi-truck attempts delivery to a lot on March 20. Slides off lower Kimball Canyon Rd, doing about \$1200 damage to a culvert and blocking the road for 4 hours.

Upper Kimball, Lower Cove, Upper Cove, and western N Church residents are trapped for 4 hours.

Resident on Upper Cove has a heart attack and ambulance cannot reach them in time. Resident dies.

Board votes 6 to 3 (supermajority) to impose an egregious violation of the Winter Moratorium and Damage to Common Property rules and impose a \$1000 fine plus cost to repair the culvert.

Lot owner is notified. Protests. Board must go through protest process defined by UCAA. Violation and fine are upheld and lot owner has to pay the fine, culvert repair, and SELOA attorney fees incurred during the protest.

Spouse of dead resident sues the lot owner. Cannot sue SELOA because SELOA had done it's duty in enforcing the rule.

Member comment period

20 minutes allowed.

1 minute per lot. Previous speakers may take another turn if time allows after all owners who wish to speak have had a turn.

STATE YOUR NAME AND LOT NUMBER BEFORE SPEAKING

Board Vote

All Board members in favor of adopting the RULES AND FINES OF STAGECOACH ESTATES LOT OWNERS ASSOCIATION dated as written and emailed to members on March 4, 2024 raise their hands.

All Board members opposed to adopting the RULES AND FINES OF STAGECOACH ESTATES LOT OWNERS ASSOCIATION as written and emailed to members on March 4, 2024 raise their hands.

Mailboxes

- New concrete pad at the roundabout at the end of the County portion of Bitner Ranch Road installed during 2023 construction.
 - We can install banks of mailboxes.
- 48 mailboxes (3 banks like the picture) ~\$6500 + install.
- Interest? How many owners would want?
 - How to pay for them?
 - Who owns?



Committee member appointments

Each committee must have at least 1 Board member on it

ACC (chair needed)

Roads and Gates Committee

Fire Committee (chair plus 1-2 needed)

Teller Committee (chair plus 2 needed)

Election

Voting procedures

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

ElectionBuddy electronic and secret ballot from

SELOAelections@gmail.com

Ballot emailed to the **1 official email of title holder** for each lot within 1 week.

Proxy procedure - forward the email

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).

Current Board of Directors

TERMS EXPIRING (all eligible for re-election)

Director Brian Tiley (2 years of service)

Secretary Drew Jordan (1.5 years of service)

Vice President Lucy Jordan (1 year of service)

Director Graham Anthony (1 year of service)



NOT UP FOR ELECTION

President Steve Cuttitta (1 year left on term)

Treasurer Caleb Fisher (1 year left on term)

Director Connie Barnhart (1 year left on term)

Director Suzanne de Jager (1 year left on term)

Director Mark Robinson (1 year left on term)

2024 Positions Open 2-year terms

Vice President
Secretary
Director
Director



Open nominations for Board of Directors election

- 1-2 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.”

Nominations for Board of Directors Election closed.

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

Gate for sale

Very nice, heavy-duty 19-foot long steel pipe gate available for lot owners to purchase. Bidding starts at \$275, which is the amount contributed by SELOA. Also includes the post for closing the gate, two "walk-through" chicanes, and an anchor piece designed to be buried underground. Submit your bid via email with "Stagecoach gate auction" in the subject line to Teri Hoenstine at Ski to Sea Property management thoenstine@seatoskiproperties.com by April 15. Highest bidder will be required to remove the gate by June 1.



Member comments and constructive criticism for the good of the Association

Adjournment
Please help us clean up the room