

Meeting called to order: 10:07 am June 23, 2012

Location: Jefferson Community Center, Jefferson, CO

I. Board Attendees

Position	Name	Position	Name
President	Stan Fredricks	Secretary	Kim Novitch
Vice President	Danney McReynolds	Member at Large	Craig Cass-not present
Treasurer	Lynda Clay		

II. Member Attendees

See attached sheet.

III. Welcome and Guest Speaker

1. Welcome: Stan: I'm glad that everyone is here. I know that a few of you drove up from Denver. Anyone from out of state? Yes, someone from Florida. Let's give that guy a hand. First of all, let's take a minute to thank Jefferson for this nice space. We don't have a large agenda today. Some of the stuff that we have on the agenda is normally handled by the board. There are items that we cannot cover due to legal issues. Rules of the meeting: 1st 2 minute rule to address the board or membership at large. Next, you will be noted if out of order. If you get up to speak and the board doesn't recognize you, you will be asked to sit down. We are going to keep it at 2 hours maximum for the meeting. Board election: potential candidates will state why they want to be on the board and their commitment to serve. Membership will be allowed to ask questions of the candidates. Lastly, if we have any problems today, I'll adjourn the meeting and it will be re-scheduled for the 3rd Saturday in August. Any questions? No.
2. Guest Speaker: Maria Mitchell: Director of the 911 center. Flyers for Code Red being passed out. Need to register your phone number, especially if you don't have a landline and only use a cell phone. The website is the park county website: www.parkco.us. Once you've registered yourself, go to the 911 tab where there is more information. Lynda: people need to know their address, not their lot number. Maria recommends not setting up an account because that makes it difficult to have multiple phone numbers. Question on statistics of cell phones going down during a fire emergency. Maria: yes this is probable and likely. We have a cell phone booster that we bring in during emergencies. When there is an emergency, your cell phone may not work due to an overburden on the system. Question on the effort to get more cell towers in the area. Maria: yes there have been efforts to bring more in but they've been voted down each time because they're ugly. Question on the reverse call: yes it is based on the map location. Question on whether it goes to an answering machine: yes. What happens is that the call attempt goes out 3 times.

FYI: Send a card or email to the Fire Department at Como. Last Saturday, right above the Stagestop Saloon about a mile or mile and a half, there was a little fire that broke out. They jumped on it and got it out and probably saved the community. The wind was pretty high that day.

IV. Secretary's Report

1. Kim read Annual minutes.
2. Comments on reports: None.
3. **Motion #1:** Larry Sharp (lot 48) motioned to approve Annual minutes. Dennis Sheeran (lot 464) seconded. **Motion #1 Vote:** All in favor. Motion carried.

V. Treasurer's Report

1. Lynda presented the Balance report (as of May 31, 2012). Comments on report: None.
2. Lynda presented the Profit & Loss report (June 2011-May 2012). Comments on report: Question on what the Fidelity bond insurance: that covers the President and the Treasurer in event that there is any fraud, it covers up to what we have in the bank accounts. Another question: Anson Andrew (lot 440): are all the dues being paid? And the dam? Lynda: We'll walk thru those numbers shortly; I have a summarization of all that.
3. **Motion #2:** Doug Grush (lot 275) motioned to approve Balance report and Profit & Loss report. Larry Sharp (lot 48) seconded. **Motion #2 Vote:** All in favor. Motion carried.

VI. ACC report

Doug Grush (Lot 275): The notes from last year are still the same. We're here to provide continuity within the community and to try to resolve any complaint that we have from homeowners. We haven't received a single in writing complaint in the last year. I've had a few of them on the phone – we'll attempt to respond to things on the phone but basically we need your name, your number, a signature, and your complaint. We're drafting a new letter that we're sending out to the homeowners: ask people to assist us in bringing places up to a higher standard. You might receive a letter requesting assistance on your property. It will not be a formal warning. We'd like to maintain higher standards in our community. We do have people that are willing to help. If you have a problem with your house or trash, people can provide manpower. Question on when the Swap Day is: it's in August, date not determined yet, it will be in the next newsletter. Last year, we were able to separate metal out and came up with about \$600 that was used to offset the cost of the firehouse room.

VII. Danney has installed a very large suggestion box on the Firehouse door.

VIII. Stan would like to thank the ACC for all of the work that they've done. There have been questions on the covenants enforcement. We have held off on that to see if we can get a group of about 6-8 or 10 guys (and girls if they want) that are handy with carpentry, etc. Most people up here have 2 homes, here and Denver, and some people are on a fixed income. We want to get this group to help clean the place up. I've spoken with Clay Copeland, Rawhide Realty, and Century 21; they said that when they have perspective clients, when they get to the 4 way stop, the clients ask if there are any properties that they can see. We have a great amenity with the fishing that we have. The realtors said that there is a little bit of a downgrade when people drive through Stagestop.

IX. Old Business

1. Short report on the dam. Paul has been adamant on keeping that thing straight. It's appreciated; he's done a good job keeping up on this.
2. Stan: This is my personal opinion: we need representative up here in Stagesstop on the SOA board. We have to keep that in mind when we vote later on.
3. Remodeling of the Firehouse. As we continued to have meetings at the Firehouse, we have seen an increase in attendance from the membership in the monthly meetings. The last time, we had `18 people crammed in that tiny space. We checked with Int'l Building Code, it's required in a meeting room to have 17-20 feet of space per individual. If we take everything out, the sinks, bathrooms, and everything we can get 7.7 people in that space. Fire Marshall come down and said no. Stan read "The Real Facts" attachment detailing the meeting room costs. With the new area, we can get 24.4 people in the new meeting room. We needed to make the place down there a little bit better. Past board members came in and said that they would rather use the San-o-let outside inside of the restrooms inside. We haven't painted yet or buy in any lights. Maybe we can do that with donations or money from the clean-up day. Younger generation buying homes in Stagesstop. They do their homework and know more about the lot that they're interested in. Clay Copeland has stated that the buyers of today are more educated than ever before. Kim: Comment on the firehouse: Maybe have some social events at the firehouse, bingo, bunco, a poker night. People can start requesting to use it.

X. New Business

1. Getting water down at the little firehouse: Stan: Paul and I spoke with Garver Brown. He advises that there is a little bit of a change. He states that with the drought thru the last seven years, he cannot allow us to use the water like we had wanted, but we can call HASP (Headwater Authority of the South Platte) and we can buy water rights that we can issue from the little firehouse. It's about \$2200-\$2700 - it's a one-time expense. If you want to sell it or get rid of it, they'll gladly buy it back. Water rights costs are going up. We also spoke about paying down the loan on the CWCB. We know that there are people up here that will never build on their property. They just want to have somewhere to get some water. Garver Brown is worried that people will fill up here, then they'll go down to Denver and dump it there. We do have a dump station by the firehouse. We're not going to vote on this, but the board wants some information on how the general membership feels about this. Comment from Bonnie Parks (lot 140): I would be willing to pay an extra assessment to help do this. Jean Dykeman (lot 307): We came up this spring to get water from the pump and it was still closed down. It was difficult. Carol Lewis (lot 432): That may be a really good idea, if the cost is low, but I don't want to see anyone assessed any more money right now. The economy is just too darn bad for most people. I think that our Treasury could handle buying 1 piece of water right. Stan: To get the whole set up would be about \$3000 for the water and the permits. Bob Janowski (lot 126): For whom would be buying this water, is it for Stagesstop owners or for the public at large? Stan: This is for the public at large, we can charge around 5 cents a gallon. Fred has talked about getting a coin machine and we can charge 25 cents for 5 gallons. If you want more, you'd have to throw a couple more quarters in. This would only run this from a few weeks before Memorial Day to around the middle of October. Nancy Wincentsen (lot 5): Clarification, this is a one-time deal? Stan: Yes, there is a \$150 annual fee that gets paid to the water conservatory. Also, Garver said that if this doesn't work out, you can sell the water right back to the conservatory. Tom Backe (lot 8/405): How would this benefit the people that have come up here and made an investment in the properties and have in a well? We've already invested for our water. Then we could have others from other subdivisions, as you say the public at large; plus there is the maintenance of the vending machine. One can buy water at Jefferson Market at that level. Stan: Garver stated that if you

start out small, then you'd get more people that would be going to Tarryall that would stop. We need to check into it to make sure that we don't have an albatross out there. We can be a nice person to a few; it could be costly to the rest. Garver Brown said that don't feel that the homeowners that are living up here, those that have already invested in wells, have to do anything because every property owner has the same option of putting in a well and a septic tank. Just something that we wanted to run by the membership and get some input from you people. Also, one of the other that we have to take a look at – we want to make sure that this isn't a big liability. We haven't gotten into the filtration system that we might have to have. If a reverse osmosis system costs \$5000, \$10000, or \$50000, then there's no sense in doing it. Bill Speer (lot 47): My question is that if the board is going to allocate funds for this, what have we invested for the costs to offset this? Stan: At a nickel a gallon, the payoff would be 4-5 years. Garver Brown advises that you can charge more for it if you want. Another advantage is to allow your people that don't have domestic wells up here to get a watering tank and you could have horses up here. Comment that as soon as you start charging for water, you have to make sure that it's potable. Skip Slaughter (lot 278): Is this is going to be a coin-operated thing? Yes. What happens if somebody breaks into it? The pay phone used to be broken into all the time. Stan: I think that maybe we have to do a little more research. Thanks for the comments, we just wanted to bring this to the membership that this is a possibility that we wanted to look at. It's obvious with the questions and comments that have been made; we need to do a little more homework. When we get all the numbers together, this will be brought before the membership for a vote. Question on what other water alternates are available: in Jefferson, gallon jugs. In Bailey and Fairplay, you can buy bulk water (25 cents for 17 gallons in Bailey). Question on why the water was turned off in the 1st place? The story is that someone was filling up and using water for their livestock.

2. Paydown of CWCB loan: Stan: 1st we want everyone to know that we are not going to raise any assessments. We have \$61,000 in our Operating and \$21,000 in the Augmentation accounts. We want to look at taking \$30,000 out of the Operating budget and apply it directly to the principal of the CWCB loan. We're earning .2% interest and being charged 4.25% on the loan. We want to try and pay off by 2015, at the latest 2016. We would save thousands of dollars on this. We're bringing this as general information. We haven't spent a dime yet and we won't do so until the last week of March as that is the payment date for the loan. Lynda: if we leave it as it is, the payment would be done 9 years, if we put down \$30,000 = 7 years, and \$60,000 = 4 years. What would be the interest savings by doing this? Lynda has it on the computer and it's easier to show this. Doug Grush (lot 275): Note that we have a question. Beth Rosen (lot 86) What's the penalty for paying it off early? There is no penalty. Carol Lewis (lot 432): I think that it's a good idea, but only by using the excess that we have each year. Getting funding for this, Paul did a wide search to find this. HOAs all have this problem, the boards change all the time. We need continuity. We need to build a credit record. Paul Skeffington (lot 284): I think you should increase the augmentation fund to \$40,000. We could pay down the most conservative amount. We're OK, but want to make sure that we have enough money in the fund if there is a major catastrophe. Stan: We don't want to dip into the fund and short something else out - that would cause any problems. We need a good consistency of our spending. We want every nickel and dime accounted for and sent in the right application. Carol Lewis (lot 432): And all of it written down. Stan: This wouldn't be addressed until next March. The board has a fiduciary responsibility. We think we're looking in the right direction.

XI. Lynda presented information on lot owners. We have 422 lot owners, currently we have 2 properties owned by banks. The outstanding that is owed is \$11,654.90.

XII. Lynda presented June 2012 – May 2013 annual Budget. Comments on Budget: When's the answer going to come up on who doesn't pay dues? Lynda: That's the break down on the back of the balance

sheet report. We have 34 lots that owe. Carol Lewis (lot 432): On the bookkeeper, you can find a bookkeeper for less than \$75 an hour. Also 30 hours may not be accurate. Lynda: We talked about what a bookkeeper is going to do: to collect the invoices and process them so we have them on the books for like 3 months. Stan: This is just a budget, so it's an estimate. We're going to approve this budget because it's a good budget. We have lines items on there. Let's not get hung up on a few things because I think we're pretty well in control on what's going on. Lynda: This is a budget; that's not saying that we're going to spend this money. It's kind of a worst case scenario. We might end up in cases spending none of that line item money and in other cases we could spend more. Legal fees could be one where you could spend more, but the desire is always to be budget conscious. Anything we do is run through the board and it's discussed at our monthly meetings. It's just a budget – it doesn't mean that we'll spend this much money as true in past years. Connie Stahl (lot 134) States that if we approve this, that we're giving you the OK to spend this money. Stan: We're just saying that this is just an average. There are people here that are past board members that are nodding their heads that 30 hours may be a low estimate of hours. The comment wasn't on the amount of hours, but the hourly cost. Lynda: We would get 3 bids and have them understand what we want the bookkeeper to do and evaluate those. That would help us understand our costs. We received 2 amounts from accounting firms. It's a little high, it's an estimate. I would rather go high on the number than too low. Stan: We have money in here that we don't plan on spending but we have to have it there as a safety net for what goes on. I have no desire to go out there and pay someone \$75 an hour to a very very simple accounting.

Motion #3: Dennis Sheeran (lot 464), motioned to approve June 2012-May 2013 Budget. Larry Sharp (lot 48) seconded. **Motion #3 Vote:** All in favor. Motion carried.

XIII. Board Election: Would like to open the floor for nominations for 2 positions for the board. Stan Fredericks and Lynda Clay are up for re-election.

1. Danney McReynolds would like to nominate Stan Fredericks. Lynda Clay would like to 2nd. Larry Sharp would like to nominate Doug Grush for membership on the board, Lynda Clay would like to 2nd. Stan: is there anyone else out there that would like to take a run at it. No response from membership. Are there any questions? We did state that each one 4 questions could be asked. Does anyone have any questions for Doug?
2. **Motion #4:** Larry Sharp (lot 48) motioned that the nominations be closed. Lynda Clay (lot 183/184) seconded. **Motion #4 Vote:** All in favor. Motion carried.
3. Stan: You've probably noticed, we're short 1 member on the board. We'll probably fill that position at the July meeting. We have some good folks that want to fill that position – it will be a good person, believe me.
4. Judy Grush: would like to thank Lynda Clay for the wonderful job that she's done and what a true and valuable friend she has become to all of us. Stan: I truly have to say that if Lynda has a little bit of a burn-out, it's because last year she took on the responsibilities of both secretary and treasurer. This gal don't hold back and she'll be back, we know that she'll be back.

XIV. Member comments.

1. Dennis Sheeran (lot 464) would like to point out that the Stagestop Saloon and store is open for business. We do sell bait there, so stop by. Kim Novitch (lot 66) Comment to maybe have a winter meeting at the Stagestop Saloon as the firehouse is really cold.

2. Stan: We do have the President of the fishing club is here, Ken Black, if anyone has any questions for him. No questions.
3. Jay Idelberg (lot 207). Got a notice in the mail from the BLM stating that there was a lease done on the property that borders Cumberland Drive there. So if there is no fence up on any of the housing around there, so if they bring the cattle in there, we will have cattle everywhere. We all need to think about that because in the long run it could cause a lot of damage. Stan: One of the hard parts about that is that Colorado law, and pretty much all over the west, is that if you don't want cattle on your property, you have to fence them out, cattle owners don't have to fence them in. Stan: Question for Paul: do we still have a problem down at the dams where the cattle had come up on the side if it? Virginia and Paul had come up with an idea to do some rip rap down at the bottom.
4. Ken Black (lot 274): Is anyone going to mention the danger and the fire ban? Stan: I think that everyone knows but we are in Stage 2 fire ban. Stan read the restrictions with the Stage 2 fire ban.
5. Lloyd Leyba (lot 288): Someone cut a dead tree and left it at the back of my lot. Stan: if you're going to cut wood, cut it off of on your own property. Added Friday: Fireworks and recreational shooting is now also banned. Individual fire protection districts may impose stricter restrictions than listed on the fire ban sheet. Check with Jefferson, Como. Park County has eliminated any fireworks shooting, anything that's on that list. No shooting on public or private land. Propane grills are OK.
6. Stan: I don't know if I've done much good job the last 2 years, but I've really enjoyed working with everyone. I look forward the next 2 years. Our website gets smoking sometimes, but that's OK. You just let them come and we just try to answer 'em. I got a couple of emails this week. She spoke very direct to what was going on up here. I sent her back the information that I felt was right. Interestingly enough, she said that she had only 1 concern and that is that you take into consideration give the permanent residents in Stages a voice to be heard. I work for everyone from here and have no special agendas. When it was all said and done, I found out it was Cookie Ellis (Skip's sister in California). We just need to pull together and make this one great community that it already is. We have to work to make it better.
7. Danney: As a community for what the people have done for the last 2 years that I've been on the board. I've seen more people get involved. It's really a wonderful thing to see more people showing up to the board meetings and giving us more information; helping us see our thru the problems that we have here at Stages. Also, want to thank everybody that has helped us do the volunteer work that we needed to get done and we have got it done. Thank you for coming.

XV. Meeting Adjourned

Motion #5 Doug Grush (lot 464) motioned to adjourn the meeting. Scott Speer (lot 47)seconded. .

Motion #5 Vote: All in favor. Motion carried. Meeting adjourned at 11:55 am.

Name	Lot #	Name	Lot #
Anson Andrew	440	Sergio & Dora Aradillas	158/240
Tm Backe	008/405	Debbie & Gordon Bengston	317
Ken & Mary Black	274	Jerald & Erma Burnes	308/327
Bill Burris	228	Rafael Chavez	139
Tim & Lynda Clay	183/184	Fred Crane	104
John & Patricia Danner	426/427	John & Jean Dykeman	307
Joe & Delores Franco	425	Stan & Sandi Fredricks	174
James & Donna Friel	500	Richard & Roxanne Fritz & Manntz	371
Jim & Juanita Gallegos	280	Joe & Georgia Glenn, Jr.	076
Doug & Judy Grush	275	Scott & Martha Hahn	100
Robert & Barbara Hanson, Jr.	310	Hobart House	178
Jay Idelberg	207	Kent & Donna Jackson	196/197
Jamie Kowalski	163/164	Carol Lewis	432
Pamela & Lloyd Leyba	288	Chuck & Bette London	257
Matthew & Wanda Lynch	498	Bill & Joyce McNabb	006
James & Linda Miller	421/422/423	Danny & Beth McReynolds & Rosen	086
David & Vicky/Ray & Shirley Meisinger & Brittner	173	Phil & Bob Nash & Janowski	126
Ernesto & Joanne Norte	419/420	Kim & Mike Novitch	066
Steve Perry	479/480	Gregg Poole	282
Ronald & Suzan Rickert	318	Larry Sharp	048
Dennis Sheeran	1/344/345/464	Paul & Virginia Skeffington	284/285
Skip Slaughter	278/279	Scott & Lorri Speer	047
David & Connie Staebell	430	Terry & Connie Stahl	134
Mary Struck	132	Kurt & Janet Todd	439
Scott & Patsy Williams	223	Herbert & Nancy Wincentsen	005
Nate & Jeanine Wycoff	289/290	Erin Beck & Matt Zenger	451