

Please NOTE SOA (2 boards seats open)/ACC (2 boards seats open). Annual meeting, Sat. Jan 23 @ 10am. Proxy form on last page.



STAGESTOP OWNERS ANNUAL MEETING & POTLUCK: Saturday, June 23rd. Meeting: 10:00 AM - 12:00 PM with lunch following, JEFFERSON COMMUNITY CENTER, JEFFERSON, CO 80456. The Board will provide a main meat dish, beverages, plates, & utensils. **Please bring a dish to share. If you will be unable to attend, a proxy form is on the last page.**

SOA (2 SEATS OPEN) / ACC BOARD SEATS (2 SEATS OPEN) – PLEASE CONSIDER VOLUNTEERING AND GETTING INVOLVED

STAGESTOP IS A COVENANT CONTROLLED COMMUNITY: Please remember that Stagestop is a Covenant Controlled Community. If you did not receive a copy of the Covenants and Bylaws you can access them directly at <http://www.soanews.org/default.asp?id=16>. Per the covenants, any construction or alterations to existing structures or property must be approved by the Architectural Control Committee (ACC). The ACC board members and the associated documents can be at <http://www.soanews.org/default.asp?id=19>.

PARK COUNTY NEW LAND USE REGULATIONS (LUR): Park County’s new LURs WENT into effect on May 25, 2016. Please be aware that some of the LURs may have tighter restrictions than our covenants / by-laws. Section I thru Section VIII of the LURs can be found at <http://parkco.us/189/Land-Use-Regulations>. If you have more questions, you can contact our county commissioner for District 1, Mike Brazell at (303) 884.1655 / mbrazell@parkco.com.

2018 Important Dates			
Date	Event	Location	Details
2 nd Saturday / month	Monthly Board Meeting	Check website/Nextdoor	soanews.org/stagestopco.nextdoor.com
Saturday—June 2nd	Indian Mountain Burn Pit Opens	Bev Bushaw (bbushaw@comcast.net/303.990.0459)	Volunteers Needed
Saturday--June 23rd	Annual Owner’s Meeting	Jefferson Community Center	Volunteers Needed
Saturday—June 30th	1 st Chipper Day	StageStopFireMitigation@gmail.com	Volunteers Needed
Friday--July 21st	2 nd Chipper Day	StageStopFireMitigation@gmail.com	Volunteers Needed
Saturday--August 11th	Cleanup Day / Picnic	Stagestop Firehouse	Volunteers Needed
Saturday--August 25th	3 rd Chipper Day	StageStopFireMitigation@gmail.com	Volunteers Needed
Wednesday--Oct 31 st	Indian Mountain Burn Pit Closes		

PROPOSED FISHING DUES INCREASE (FROM TFC ANNUAL MEETING): It was voted at the May 5, 2018 annual Tarryall Fishing Club (TFC) meeting to request an increase the TFC dues from \$27 to \$40 annually. The dues have been \$27 since 2010 and before that they were \$21. The process of raising the dues has to follow the Memorandum of Understanding (MOU) signed by both Stagestop and Lost Park back in 2010. The MOU can be found at <http://www.soanews.org/sites/soanews/file/TFC-SOA-LPROA%20Memorandum%20of%20Understanding%20V3.pdf> and requires a ballot be mailed to all Stagestop and Lost Park owners. The cost of the mail-in ballot is paid by TFC and requires an affirmative majority vote of all ballots received by 5:00 PM of the specified due date. **The TFC dues increase will not be voted on at the annual meeting.** Gary Belk, TFC President, will give a presentation at the SOA annual meeting providing more details.

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FINANCIAL REPORT - DOUG GRUSH (TREASURER): Stagestop is in great financial shape again this year. We have resolved one of our long term non-payees and are close (6/28/18) to finishing up with the last two, We have collected \$37,223 in SOA dues and fees (including legal) and have sent \$12,933 to the Tarryall Fishing Club and have \$17,928 ready to transfer to our Water Augmentation Reserve fund. Please notify SOA if you have change your address or contact information - phone or email, so we can maintain and accurate data base. Full financial reports will be provided at the annual meeting. We have at least 28 new owners this year and hope you can join us and meet your neighbors.

SECRETARY'S REPORT – VIRGINIA SKEFFINGTON (SECRETARY): The monthly minutes and Annual meeting minutes can be found on the website www.soanews.org under the General Information Heading on the left side of the page. If you don't have a computer or access to internet please call the Secretary and she will mail you a copy of the minutes. There are two positions open on the board and two positions on the ACC committee.

FIRE MITIGATION - DAN GALLIGAN (COORDINATOR): Stagestop has been under a burn ban most of 2018 YTD - We need your help! 2017 was another very busy year in keeping Stagestop "Firewise!" Thirty-Five lots were visited during our three chipper days in 2017. Stagestop Owners spent more than 280 hours preparing for the chipper, which included mitigation of an estimated 52 acres. If you are interested in participating in a 2018 Chipper Day, please send an email to stagestopfiremitigation@gmail.com with the specifics regarding your name, lot number, and contact number. You will receive information regarding best practices so that the slash can be processed most efficiently. If you do request participation, at least one Representative per lot is expected to work the entire day. It really is a great work-out and great sense of community. 2018 Chipper Days are:

Saturday - June 30, 2018

Saturday - July 21, 2018

Saturday - August 25, 2018

2017 posed some challenges with the Burn Pit. Due to extremely dry weather and the inability to burn the previous year's slash, the Burn Pit was unable to open until September. The pit has already been burned in 2018 and is scheduled to open on June 2. Stagestop Owners Association pays the annual fee for Stagestop Property Owners to use the Burn Pit which is located between Indian Mountain and the Firehouse on Elk Horn Road. **The \$1200 cost per subdivision is covered by the Stagestop Owners Association for Stagestop Owners.** The Burn Pit is operated by volunteers, and we need your help in supporting the continued availability of this important service. To volunteer to work a 4-hour shift, please send an email to bmbushaw@gmail.com with details of the dates and times you are willing to work the gate. The Burn Pit hours are based on weather conditions and volunteer availability. The burn pit is exclusively for forest slash, no garbage or building materials are allowed. 2018 planned hours of operation are:

Wednesday / Friday / Saturday (2 shifts, 4 hours each)

We encourage everyone to get involved in these important activities to make sure we have removed as much fuel as possible in the unfortunate event that a fire would start or pass through Stagestop. Additional information and communication will be shared at the Annual Meeting on Saturday, June 23, 2018. Please make plans to join your fellow owners. Any questions or concerns, please send an email to stagestopfiremitigation@gmail.com

TARRYALL FISHING CLUB - GARY BELK (TFC PRESIDENT): TFC had our annual meeting May 5th with a great turn out. Some of the information communicated was that over 6000 suckers were removed from the Stagestop pond last summer and we will continue trapping this summer. Weed control was performed at the lower Lost Park pond last year with great results and we will perform control on the upper pond in June. First stocking will take place Wed May 16th, 10am at the Stagestop firehouse. Due to weed control, the upper Lost Park pond will not be stocked at this time. The rebuilt pump for the Stagestop pond is up and running and the pond is being filled. Please remember to pick up your trash at the ponds and on the river. Only members and guest use these areas so please respect our great fishing areas. We had a very dry winter so be aware that fire danger is high and be exceptionally careful.

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CHANGE OF LEGAL COUNSEL: The SOA Board has changed legal counsel to Stephane R. Dupont of The Dupont Law Firm, LLC.

CAMPING IN STAGESTOP AND PARK COUNTY LAND USE REGULATIONS (LRUs): According to the County, you cannot have other structures (such as sheds or containers of any size) on vacant property until you have a residential building permit (the County grandfathered some structures of this type).

The Park County Land Use Regulations state that for camping on undeveloped property you must have a legally registered and licensed RV (maximum of two on a property); an approved driveway and address sign; an approved location of the RV with sanitation plan and trash disposal plan; and must post the permit and be subject to periodic inspection. The RV may be on the lot for 14 days without a permit (total per year), 30 days with the first permit and 30 more days with an extension. If you have a licensed septic system, you may have an added 30 days for a total of 90 days (regardless of the number of lots you own). You cannot leave the RV vacant during the permit period, and you must remove the RV when the permit expires. You must renew the permit annually.

CLEANUP DAY / PICNIC – SATURDAY – AUGUST 11: SOA will provide roll-off dumpsters to help our owners clean up their properties. The dumpsters will be available on **Saturday 8/11 from 8 AM until 1 PM**. The board will be there to help you unload. As usual, the prohibited items include any items with Freon (refrig/freezers), liquid paint, old tires and any HAZARDOUS WASTE of any kind. Please do not bring any household waste. LUNCH WILL BE SERVED at noon. While the dumpsters are there, we welcome our owners to bring items for a SWAP MEET. Lots of good things change hands and help clear out or add clutter your cabins.

ATVs: Please be reminded that ATVs and other vehicles without license plates are not allowed on the roads in Stagstop. There are trails for riding ATVs in the National Forest as long as one obtains an OHV (Off-Highway Vehicle) pass from the Forest Service.

COMMUNICATION: SOANEWS.ORG & NEXTDOOR

- ❖ **SOANEWS.ORG:** We are using email and the website extensively as a communication tool. If you do not have an account setup on soanews.org, please set one up and provide an email. Email notifications / reminders are being sent out for upcoming events to inform the Stagstop community.
- ❖ **STAGESTOP NEXTDOOR:** is a FREE private online network called Nextdoor Stagstop. On our Nextdoor site, neighbors share community events, recommendations, items for sale, crime reports, ideas about how to improve our neighborhood and more. Notifications can also be sent to Indian Mountain residents also. To join: www.stagstopco.nextdoor.com. This is located on the left side panel at soanews.org under Stagstop Nextdoor.

STAGESTOP OWNERS ASSOCIATION (SOA) BOARD MEMBERS		
President	Lynda Clay	303-791-0271
Vice President	Dennis Sheeran	719-836-1458
Treasurer	Doug Grush	719-836-4574
Secretary	Virginia Skeffington	719-836-2805
Member At Large	Dan Galligan	303-346-1603
ARCHITECTURAL CONTROL COMMITTEE (ACC) BOARD MEMBERS		
Chairman	Roger Greenwald	720-633-9824
Member At Large	2 Open Seats	

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STAGESTOP OWNERS ASSOCIATION BALLOT PROXY

If you cannot make the annual meeting, please send your proxy to the SOA Board or to a member of your choice.

For the purpose of voting on all issues which may arise at the June 23, 2018 Stagestop Annual Meeting, I assign my voting rights to the SOA Board _____ or an SOA Member _____ (print name) / Lot # _____.

My Lot/Lots # _____ This proxy must be completed, signed and
My Name _____ dated by the property owner
Signature _____
Date _____

This proxy must be in the possession of the Secretary of Stagestop by June 23, 2018 no later than 10:00 AM.
Mail or deliver to: Virginia, 493 Stagestop Rd., SS D5, Jefferson CO 80456