

Stagstop Owners Association Annual Meeting Minutes
Held at the Jefferson Community Center, Jefferson Colorado
June 14, 2025 at 10:00 am

Convening

The meeting was called to order at 10:01 am by Rachel Lee.

Attendance

Introduction of the Board from Rachel Lee. Board members in attendance included Rachel Lee (Secretary) and Jess Staten (Member-At-Large). Board members not in attendance included Lynda Clay (President) and Dan Kummet (Vice-President). One board position was vacant.

Members attending in person were Tom Backe, Nicolas and Susie Banks, David and Patti Dillon, Dan Galligan, Joe Glenn Jr., Doug and Judy Grush, Robert and Barbara Hanson, Thomas and Kathleen Jones, Nathan and Tanya Larson, Pamela and Lloyd Leyba, Andre and Keola Lobato, Henry and Elizabeth Lobato, Erik Meister, Richard Pelz, Dennis Sheeran, Charles Smith, William Speer, Jesse and Sheri Vance, and Scott and Patsy Williams.

Members attending via proxy were Ken and Carmen Barber, Michale and Barbara Brannen, Mark and Angela Campbell, Tim and Lynda Clay, William Demis, Rick and Linda Draper, Mark Jewett, Robert and David Glarus, George and Mary Ann Hartt, Claire Lombard, Phil Nash and Bob Janowski, Joanne Norte, Keith and Vicki O'Brien, James and Amy Rider, Raymond Sheeran, and Barry Wiebe.

Requests of Participation

Rachel explained the requests of participation of attendees of the meeting and the proper meeting protocols.

Guest from Jefferson-Como Fire Protection District

Trent Smith from Jefferson-Como Fire Protection District (District) joined the meeting to provide an update.

Trent has been the Chief since 2020. He thanked the community for the mill levy increase approval in 2019. The District now has 10 full time firefighters. The District is really proud of this and looking to the future. Station 1 is in the middle of being remodeled so they can house firefighters. Trent discussed homeowner mitigation efforts and noted that it is

difficult work. The District purchased a new tool called the Burn Boss. They intend to utilize it per subdivision and allow homeowners to burn their slash. There is minimal to no smoke with this tool and they can help homeowners with mitigation.

Trent advises residents is to go to livewildfireready.com for good information. Colorado State Forest Service, in conjunction with Colorado State University, put up a great system to do this. They have resources so homeowners can input your address into the system and then receive information on your property's wildfire risk. SOA, Indian Mountain, and many of these areas have high fire concerns.

Trent reminded the community that a burn permit to have any burning, including campfires. The cost is \$10/year and it runs annually. Slash can only be burnt from October 1 to May 1 and only when there is 2 inches of snow on the ground.

Tom asked what slash is. Trent explained its smaller branches and needles. The state wants the District to permit the Air Boss, but they don't know how yet.

Another member asked how we get that slash to the fire house. Trent noted they are looking at that now to figure out the best method.

Trent suggested using the ash from slash burning as a natural ice melt and in gardening.

Another member asked if there are a bunch of pine cones and if that is considered slash. Trent said it can be and suggested that pine cones and needles be raked up. He also said that homeowners should mow grasses and keep defensible space around their homes.

Another member asked if aspen trees are considered a hazard. Trent said that live aspen trees are fire resistant. Dead aspen trees are a hazard.

Tarryall Fishing Club Report

Nick Banks presented on the TFC. Nick been around for 26 years and has been on the Board for a few years. On May 3rd they held their annual meeting. The Board proposed to raise dues. Dues haven't been raised 2008. The proposal is to raise the dues from \$40 to \$80 per year.

Nick explained that fishing and the TFC is a social activity and they have 13 miles of river and two ponds. Every year the cost is increasing. Rainbow trout now cost \$7.50 per pound. For comparison, just down the road is the Broadmoor fishing club, which costs \$80.50 for a half day and \$125 for a full day. For \$80 you get two ownership tags and four gift passes as a TFC member. This is a good deal.

The TFC doesn't raise dues every year because it costs a lot of money to do the mail-in ballots.

On May 6th the TFC was going to stock \$8,000 worth of trout, but it snowed so it was moved to May 13. This past week they stocked another \$8,000 worth of trout.

August 9th is the fishing derby and the duck derby.

On June 28th they TFC will be hosting Healing Waters. This is an organization combat vets who fly fish. They are sponsored with passes.

Dennis commented one of the big benefits of our fishing club is the property value. For \$80 a year it increases our property values. The biggest turnout is the fishing derby.

It was explained that the dues increase must be approved via mail ballot.

Nick asked members to make sure that the guest passes are marked with a date. This is the honor system, but please follow the rules.

Scott commented that there is a shelter they built a few years ago near the firehouse. You don't have to be fishing to use the shelter, so feel free to picnic there.

Eric asked a question on the fishing access. He knows there's the spot at the firehouse. But where can he find a map of the other places to access the river.

Nick offered to show him and noted Topaz Mountain access can be tricky. There is an easement for 20 feet on either side of the river.

Another member asked if there are markers on where the 13 miles starts and ends of the river access. Dennis answered not really. By the firehouse there is a fence and on the other end there's a parking lot and a fence.

Nick reminded member that there are no dogs allowed on TFC property because it's cattle country.

Eric asked if non-motorized prospecting is allowed with a gold pan. Members were not sure but know that you can pan for gold in Fairplay in designated areas. The TFC does not own mineral rights on the river.

Secretary's Report

Rachel noted that the 2024 Annual Meeting Minutes are accessible on the website and have been posted since 2024. The minutes were also displayed and presented on the projector.

Dennis Sheerhan made a motion to accept the minutes from the 2024 Annual Meeting as presented, seconded by Dan Galligan, and the motion passed with no objection.

Rachel reminded the members that our Governing Document and Policies other policies are on the website, including a short-term rental policy, water augmentation policy, and camping policy.

Treasurer's Report

Rachel walked through the P&L and Balance sheet. She noted that the P&L and Balance sheet are not accurate. A motion will not be entertained to accept them, because they are not correct. For instance, the legal services line shows \$0, but there was about \$1,100 in expenses.

The Board has hired a consultant to fix the books and correct all inaccuracies.

Doug Grush asked if we were able to find the inaccuracies and the discrepancy in the books, as it was noted last year there is a difference between the SOA records and the bank account. Rachel explained that has not yet been corrected and that is part of the work the consultant is doing.

Another member asked if the books are directionally correct. The answer is yes, the books show the amount that is in the bank.

Architectural Control Committee Update

Jess Staten explained that the SOA has an ACC and the purpose of the ACC. He explained that members need approval for construction. Please send permits and descriptions to the ACC for approval.

A member asked a question on if you could put up a lean-to without a house. The answer is that no, per county regulations, you are not permitted to put up structures if there is no house on the property.

Fire Mitigation Update

Dan Galligan provided an update on our fire mitigation program and being a Firewise Community. Please remember that burn permits are required. The chipper program is a coalition of the Upper South Platt. We are currently working on our fire certification. The Firewise website is a great place to find information. The certification of being a firewise community many times helps with your homeowners insurance.

Advise for fire season is to get your property ready, clear needles from around your property, clear debris from gutters and window sills. You don't want firewood stacked near your house as that creates a fire hazard.

Tree spacing and defensible space is critical and should be from 5 to 30 ft from your home. Basically, you don't want anything in that radius.

The Coalition for the Upper South Platte is the chipper program. The chipper program will bring a chipper to your house. We estimate that we've chipped about 19 acres in 2024. In Stagesop, there's hundreds of lots that don't have trees, but many lots do and are fully forested.

In 2025 we have two dates for the chipper program: July 26th and September 27th. If you want your property chipped, we ask you to volunteer your time in the day to help your neighbors and they will help you. We work from 9:00 am to 3:00 pm, with a stop for lunch.

SOA does have access to the Indian Mountain Burn Pit.

Upcoming Events

Rachel reminded the members of our upcoming summer events such as the TFC Fishing Derby and the Chipper Days. She explained that the Board decided not to budget for a dumpster day in 2025 because the cost is so high and the turn out the prior year was very low.

Proposed 2025/2026 Annual Budget

Rachel explained the 2025/2026 proposed budget line for line. Rachel specifically discussed the proposed dues increase. She explained that the budget includes a proposed \$20 per year dues increase. Dues have not been increased since 2005, but expenses have increased. Insurance is the line item that has increased significantly over the years. In addition, there is absolutely no money going into reserves. The Association is responsible for the dam to the augmentation pond and the septic connected to the dump station. If either of those fail, there would be no money to pay for those upgrades and maintenance without a special assessment on the membership.

Rachel discussed the other expenses for the Association.

- Insurance has increased significantly to over \$9000 per year.
- The porta potty by the Firehouse costs about \$200 per month.
- Newsletter and invoice printing and mailing is a significant expense. In order to save costs the Board opted to not mail invoices in December and instead just use emailed invoices. That did save costs but appears to have the negative consequence of having a high number of lots who haven't paid their dues and/or incurred late fees.

- The Board decided not to serve a full breakfast or lunch at our Annual Meeting this year to save costs, so that is another line item the Board trimmed costs.
- The Board decided not to budget for a dumpster day in 2025 because of the high cost and low utilization in 2024.
- The Chipper program budget remained the same.
- Legal expenses are budgeted at \$8,000, though it will likely not be that high.
- The Board hired a consultant to clean up the books and clean up the budget, so that expense is included in this proposed budget.
- The Board budgeted for \$10,000 to go into reserves.

There was discussion on the elimination of swap day. Rachel explained that only one and a quarter dumpster was filled last year, and it is a very large expense that was not utilized. Members expressed that was an amenity that they valued.

Dennis Sheeran made a motion to accept the 2025/2026 budget as proposed, with the \$20 per year/per lot dues increase, seconded by Scott Speer, and the motion passed with no objection.

Election of Board Members

Rachel explained that herself and Jess Staten were elected to another two-year term last year. This year there are three Board seats up for election. Those seats are currently held by Lynda Clay and Dan Kummert, with one vacant position. Lynda has her property up for sale and will not be able to continue to serve on the Board. Dan would like to step off the Board and work on other projects.

Rachel opened the floor for nominations.

Dennis Sheeran nominated Dan Galligan, seconded by Doug Grush.

Scott Speer nominated Mark Campbell. Mark was not able to attend the meeting, but expressed his interest to serve on the board via email. Scott read his biography and his email on his interest in the board.

“Hello,

My name is Mark Campbell. I own two properties in Stagesop (410/412). As I was reading the newsletter, I noticed that there is a vacancy on the Board for Treasurer. I am emailing you to let you know I would like to volunteer for that position if it is still open. My name is Mark Campbell, I am a Colorado native. Bought property in Stagesop in 2015. I work for a large Construction company as the Project Controller. I am the treasurer for the HOA where I live. I saw there was a need for Board members and would be willing to

volunteer my time to serve on the board because I believe it is the responsibility of the residents to do so. Thank you for your consideration.”

Dennis Sheeran seconded the nomination for Mark Campbell.

Dennis Sheeran nominated Andre Lobato, seconded by Dan Galligan.

Rachel called for any additional nominations three times. No other nominations were put forward.

Dennis Sheeran made a motion to accept the nominations as a slate, seconded by Scott Speer, and the motion passed without objection.

Right to Float

Rachel made the members aware of potential pending legislation on “right to float” or “right to wade”. This law change would allow anyone to enter a non-navigable body of water at any public access point, and wade down to any point on the river. This would have significant negative consequences on the value of our TFC fishing rights and access. Anyone interested in getting involved should contact Rachel.

Open Comments/Discussion

A member asked about the property across the street owned by Stagesstop. He had heard in the past about the Association putting a water tank there for firefighting. He would like to have that amenity and it will also help homeowners’ insurance. Doug explained the Association donated that property to the fire district and that part of the donation of that lot was for the fire department to pay the cost of the water tank. They are in the process of looking into that. It would not be the SOA’s responsibility but rather the fire protection district’s responsibility. SOA has already donated that land to them. Another member explained that the fire district must include a water tank within 10 years of the donation or it reverts back to the SOA.

Eric asked about other community gathering areas, other than the fire station. It was explained that is the only SOA gathering spot.

Dennis Sheeran noted that in the last couple years Stagesstop Road has experienced an accumulation of trash. He suggested a community clean-up day.

Dan Galligan agreed that we need to have more community events. All our Board meetings used to be up at Stagesstop. He noted he’d like to try to get back to that. If Board meetings are not possible, maybe the Association could open the firehouse and have coffee and donuts every so often. We want more people to be involved in the community.

Dennis Sheeran made a motion to adjourn the meeting at 11:14 am, seconded by Scott Speer, and the motion passed without objection.