



**Annual Meeting Minutes of the Stagestop Owners Association
Held Saturday, June 22, 2024, 10:00 am
Jefferson Community Center**

❖ Call Meeting to Order

Dan Kummet called the meeting to order shortly after 10:00 am.

Board Members in Attendance: Dan Kummet, Vice-President; Rachel Lee, Secretary; Jess Staten, Member-At-Large. Board Members not in attendance: Lynda Clay, President/Acting Treasurer. VACANT, Treasurer.

Stagestop Owners Association members in attendance In-Person: Tom Backe (Lot 008/405); Nicolas Banks (Lot 261); Juanita Gallegos (Lot 280); Dan Galligan (Lot 186); Doug and Judy Grush (Lot 275); Mark Jewett (Lot 133); David Jones (Lot 81/82); Nathan and Tanya Larson (Lot 449); Chris and Rachel Lee (Lot 225); Dan Kummet (Lot 226); Pamela and Lloyd Leyba (Lot 288); Clair Lombard (Lot 351); Phil Nash and Bob Janowski (Lot 126); Jay and Kelly Severson (Lot 245); William and Lorri Speer (Lot 047); Jess Staten (Lot 340), James Rider (Lot 345).

Proxies returned and assigned to Lynda Clay: John Larkins (Lot 138); Joanne Norte (Lot 419/420); Theresa Baker (Lot 457); Jeff Iannella (Lot 210); Joseph Zell (Lot 195); Michael Brannen (Lot 15/17); Karen Gerlich (Lot 169); Ken and Carmen Barber (Lot 093/165/166); Tom and Dawn Munson (Lot 198)

Proxies returned and assigned to Rachel Lee: Jeff and Jana Burnett (Lot 224); Tim and Lynda Clay (Lot 183/184/178); Marc and Jill Crawford (Lot 027); William Demis (Lot 363); Robert and Pamela Luff (Lot 049); Steven and Stephanie Oberg (Lot 445)

Proxies returned and assigned to Doug Grush: George and Mary Ann Hartt (Lot 025)

❖ Introduction of Board and Request of Participation

Dan Kummet introduced the Board members in attendance and walked through the meeting expectations and agenda.

❖ Guest Speakers: Park County Sheriff

Park County Sheriff, Tom McGraw spoke to the Association. Sheriff McGraw has been sheriff since 2019. He notes his office is extremely short staffed. His deputies are moving off of 24 hour shifts to 12 hour shifts. This shift is better for staff, but hard in that they don't have enough deputies. He is trying to hire more people. The Sheriff asks for budget increases from County



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Commissioners, but they have not been able to fund that at this time. Some options offered to raise more funds are to:

1. Suspend sales tax on water land trust fund and give to Sheriff and then the Sheriff needs to find another place for it, which will likely be sales tax. That's risky to then get the sales tax. He reminded to community to apply for the water land trust fund.
2. Sales tax of 3% with Road and Bridget department with 2% to R&D and then 1% to Sheriff.
3. County is presenting a partial debrucing of TABOR for fees and fines. The fines being for speeding and fees for building. This would give the county \$1.2M. Sheriff budget is 60% of county budget. Sheriff is asking for 60% of that amount.

Sheriff thinks number 3 has some potential and asked for people to really take a serious look at this.

The Sheriff noted the jail usually holds 10-15 prisoners.

The average home in Park county is \$561,000. Many of his Deputies cannot afford that and housing is incredibly hard. Most deputies live in Canon City, Teller county.

The Sheriff also serves as the fire marshall. He determines the fire ban. We have a great fire department out here. He explained a couple instances recently where fires were quickly put out. One individual set grass on fire on purpose. The Sheriff encourages people to please be diligent. Short term rentals are not allowed a camp fire, ever.

The Sheriff talked about the new introduction of wolves to Colroado. No wolves from the introduction has come here – yet. The new pup is not going to be collared. Wolves follow wildlife and so he expects Park County will have them soon.

The November ballot will have a mountain lion kill ban. The hunting done on mountain lions has kept them in check a bit. If we outlaw hunting mountain lions then the mountain lion population will expand.

We do not need you to feed elk and deer. Please don't do that. It invites mountain lions.

The Sheriff encouraged the community to please not support the mountain lion hunting ban. It is not needed and hunting helps curb the population.

Question from the audience on the growth of the county. The Sheriff believes the popoultion will stay in the fourteen to seventeen thousand range.



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Park County does not have a lot of industry and Park County's biggest industry is short-term rentals.

Question: A homeowner state they have had a home here for 30 years. But they are powerless to help because they are not a primary resident and vote elsewhere. Except for special districts. There used to be a study about 50% of the houses are weekenders. So can there be a protection district.

Sheriff noted he hears this a lot but he does not have a solution.

Members noted traffic is heavy.

The Sheriff explained he is trying to get two canines here. It would help with search and rescue and searching for illegal drugs.

A member asked if the Sheriff uses drones. The Sheriff said yes and he is trying to by a drone that will withstand 45 mph winds, since high winds are a hinderance to using drones.

A member asked if they have looked at radar speeding device. Morrison has done that and done really well. The Sheriff said yes, they have looked at it. But you are limited in the amount of money you can charge. There are companies will do the paperwork for you and take a portion of the \$40 fee.

A member asked how to find out if there is a fire ban. The Sheriff advised that everyone please get Code Red. It is a notification service and will alert you to road closures and fire. Also the website will have information. He encouraged everyone to please have an evacuation plan. If you smell smoke, don't wait – get out. He also encouraged everyone to call your insurance company and ensure your coverage is appropriate. He also suggested that you call the fire chief if you are going to have a camp fire, so they are aware.

❖ Secretary's Report (Rachel Lee)

- 2023 Annual Meeting Minutes – Members reviewed the minutes from 2023 meeting.
 - Dan Galligan made a motion to approved the minutes, seconded by Scott Speer, and the motion was approved.
- New Policies – Rachel explained that the Board has adopted three new policies this year: Water Augmentation, Short Term Rental, and Camping. One member



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asked why there are limits on camping and Dan explained that the County has this requirements to ensure that individuals are not living out of campers.

❖ Treasurer's Report (Dan Kummet)

Dan walked through the Profit and Loss report. He noted we have a discrepancy on how much our TBK account shows vs. Quick books. We are working with an auditor to find that and correct the books.

There was a question on if the Association has looked at more permanent toilet options vs. the porta potty cost. Dan noted we are looking at areas of improvement. We've heard from members that it would be nice to meet more in person, so we are looking at improvements to the firehouse. We are also having our dump station cleaned out.

A member asked about amenities being utilized by non-community members. They are concerned that this is occurring. The Board noted that we are looking at creating an amenity section of the website to have the dump station code and to change the code more frequently.

- Doug Grush made a motion to accept the financials, seconded by Scott Speer, and the motion was approved.

❖ Architectural Control Committee Update (Jess Staten)

Jess Staten gave a reminder about ACC requirements. He noted in order to make improvements or build the ACC needs county permits, colors of paint, and setbacks from property lines. There are three people on the ACC and they review covenants and generally approve applications in 48 to 72 hours.

A member questioned that there are left over windows on a vacant lot. Dan explained that left over building materials without an active permit is not permitted and suggested they reach out to the Board separately.

Another question on if there is there a timeframe on remodeling. Jess noted that there is not time limit on remodeling.

❖ Fishing Club Update

Nick Banks provided an update from the TFC. The ponds have been stocked twice, with 8,000 fish each time. Most of the money from fishing club comes from the SOA. So 75% of fish goes up to



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SOA area. He noted that Healing Waters is a new group that is guests of the club to fish today. Nick reminded the group that August 10th is the fishing derby and the duck derby.

❖ Fire Mitigation Update (Dan Galligan)

We use this meeting as our annual meeting for the fire wise certificate. The website of Jefferson-Como Fire District has the fire ban information and is updated continuously.

There are two fire stations in SOA. The Fire Department leases the firehouse from the SOA.

Burn Permits: you must get a permit if you are going to have any kind of fire on your property – including a camp fire. Permits can be purchased online and the cost is \$10 for the whole calendar year and expires every year on December 31st.

A question from a member was if you need a permit for even a contained metal chimney fire box? Dan noted that yes, anything that isn't propane needs a permit.

Coalition for the Upper South Platte is the coalition we use for our chipper program.

Firewise USA is a program we are enrolled in. This meeting constitutes our annual information about fire mitigation.

Dan discussed defensible space around your structures and property. Within 10 feet of your property you shouldn't even have grass. At 30 feet you need to be very careful what you put there. Wind is a huge issue here and wind driven fire is a massive concern.

Be sure you don't store your firewood near your home.

Chipper Program can be reached at stagestopfiremitigation@gmail.com. If you want to participate in chipper program send an email and give your lot number, physical address, and phone number. They usually do 12-15 properties in a day.

Canada thistle is an invasive vegetation and it's becoming a problem.

Comment from a member that a weed wackers are a good tool. They suggested the SOA have ones members can borrow.

Dan noted that the Indian Mountain burn pit is an option for \$150. But it's easier to do the chipper program.



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❖ Upcoming Events

September 14th is the annual Dumpster and Swap day. This allows you to clear out your property of unwanted junk and is also a great swap meet day. We generally try and bring the metal recycler also.

❖ New Business

- 2024/2025 Annual Budget (Dan Kummet)

Dan explained the proposed budget and noted that dues are staying the same. The Board kept amounts pretty close to last year's budget. Changes included the Quick Books subscription, which was an increase, and an increase to the insurance budget.

Nick banks moved to approve Rachel, James Ryder second. No opposed.

No one else ran for the Board.

We still have an opening for treasurer.

- Election of Board Members (Dan Kummet)

There are two positions open for the Board: the seat currently held by Rachel Lee and another open position. Rachel Lee presented to the community for a few minutes and explained why she is running for the Board. No one else ran for a Board position.

Nick Banks made a motion to approve Rachel Lee as a Board Member, James Ryder seconded the motion, and the motion passed. There is still a vacant position on the Board.

- Election of ACC Representatives

Nick Banks made a motion to approve the current ACC representatives again, Doug Grush seconded the motion, and the motion passed.

❖ Open Comments/Discussion



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The previous question was asked about amenities being used by non-community members. There is concern it could potentially be abused.

The Board noted they welcome feedback from community members. Please share any comments, suggestions, or questions.

Member mentioned the Board could install bulletin boards for posting of information.

❖ Adjournment

Doug Grush made a motion to adjourn the meeting at 12:18 pm, Scott Speer seconded the motion, and the motion passed.