

Stagestop Owners Association

Annual Meeting Minutes

Held Saturday, June 13, 2026 at 1:00 pm at the Jefferson Community Center

The meeting was called to order by Dan Galligan at 1:00 pm.

Board members in attendance included Dan Galligan (President/Lot 186), Andre Lobato (Vice-president/Lot 009), Rachel Lee (Secretary/Lot 225), and Jess Staten (Member-at-Large/Lot 340). Board members not in attendance included Mark Campbell (Treasurer).

Members in attendance included Arkfeld (Lot 134), Backe (Lots 008/405), Banks (Lot 261), Barber (Lots 093/165/166), Bengtson (Lot 317), Grush (Lot 275), Hanson Jr (Lot 310), Harris (Lots 116/220 to Jess Staten), Jewett (Lot 133), Jezek (Lot 188), Jones (Lot 036), Jones (Lots 81/82), Koehler (Lots 221/222), Larson (Lot 449), Leyba (Lot 288), Lobato (Lot 470), Meister (Lots 196/197), Michaelson (Lot 145), Nash & Janowski (Lot 126), Norte (Lots 419/420 to Dan Galligan), Pelz (Lot 056), Rider (Lot 345), Ruff (Lot 033), Serrano (Lot 468), Sheeran (Lot 297), Sheeran (Lot 344)***, Speer (Lot 047), Wiebe (Lot 006), Wild (Lot 252), Williams (Lot 223).

Members represented by Proxy included Campbell (Lots 410/411/412 to Rachel Lee), Dillon (Lots 191/192 to Dan Galligan), Draper (Lot 448 to Rachel Lee), Ellison (Lot 309 to Hansen/Lot 310), Gerlich-Mattie (Lot 169 to Dan Galligan), Iannella (Lot 210 to Dan Galligan), Kummet (Lot 226 to Rachel Lee), Lombard (Lot 351 to Dan Galligan), Louder (Lot 425 to Dan Galligan), O'Brien (Lot 064 to Sheeran/Lot 297), Sheeran (Lot 344 to Sheeran/Lot 297)

Dan welcomed everyone to the meeting and thanked them for their commitment to Stagestop. He encouraged everyone to continue to invest in the community by engaging today and investing time and talents to our Neighborhood. Dan thanked the Board and the ACC for their service.

Dan introduced the Board members in attendance.

Dan ran through the Requests of Participation and meeting protocols. Those included being respectful and to provide the name and lot number when you speak.

Guest Speaker

Mark Abrahamson, Wildland Division Chief for Jefferson-Como Fire Protection District provided comments to the community.

He noted he is new to the District to be more aggressive with the fire protection in the area. He explained the Firewise Program is managed by the Association. Defensible space is your most effective tool to save your home in the event of a fire. Keep bare minerals up to your property and not limbs or pines for undergrowth.

It is best practice to keep minimal furniture on your deck as not to allow that to catch fire. If they are defending a fire they throw those things off of your deck to keep them from catching fire by embers.

Mark noted it almost never matters what your neighbors house/property looks like. It matters what your house looks like. So even if your neighbor is not being a good neighbor, the most successful strategy you have is taking care of your property.

There is an air curtain burner available to us, but it is slow. The district will follow up with more information on that.

Homeowners need to have your address listed visibility. That is critical.

Mark Jewitt had question on Indian Mountain burn pit on when it's available as it is helpful. Galligan noted we will talk about that, but it also fills up quickly.

Pete Michaelson asked about when we can burn and if we can burn when it snows. Abrahamson said a homeowner needs to get a burn permit and call and they will advise when it's ok to burn. Just because there is snow, doesn't mean it's a good day to burn.

Make sure you plan your exits in case of fire.

Abrahamson noted it's not a hero weekend, it's a marathon. Make it a constant effort a little at a time.

Tom asked how does Firewise work with insurance companies? Dan explained we didn't get certified. He does not know if it helps with your insurance or not. It depends on the company. Insurance costs are going up everywhere. Abrahamson said we need to do whatever we can to keep insurance companies here, and mitigation is a big part of that.

Jenowski said he had a forester from the state come and write me a letter of all the things he could do. He did that and submitted the information to insurance company to get a discount. He also endorsed the assessors visual map of Stagesstop.

Dave Jones asked about cisterns from the fire department. Abrahamson said they are doing that and it is in the works now to get a cistern in place and it's in the budget now. They have had limited people, time, and it's hard to find contractors. He suggested homeowners invest time and energy into removing fuels from property vs. setting up a cistern for firefighters. It's hard for them to use those efficiently and properly.

Doug Grush asked if there would there be value for access to the river in Stagetstop?
Abrahamson said they already have access at Station 3 and just use the hose.

Secretary's Report

Rachel Lee provided the report. The 2025 Annual Meeting Minutes was sent out to everyone via email and has been on the website since last year. There were also copies of the minutes in the room and were displayed on the screen in the PowerPoint presentation.

- ❖ Dennis Sheerhan made motion to accept the annual meeting minutes, second by Scott Speer, and the motion passed unanimously via voice vote.

Treasurer's Report

Andre Lobato provided the Treasurer's Report. He explained the Profit and Loss and the Balance Sheet. The financials were provided via email, on the website prior to the meeting, displayed on the screen in the PowerPoint presentation, and copies were in the room.

Doug Grush asked a question on QuickBooks and why the cost was so high at \$4,500. Dan noted costs have gone up. We are trying to keep costs down and that's one of those expenses for services that is increasing.

Doug Grush asked about the taxes and why they were so high. The Board explained that the tax paperwork was not filed for three years, resulting in fines and penalties that we had to pay for late filings.

Dennis Sheeran asked if the Water Augmentation fund was broken into a new account? Dan Galligan noted that yes, it was broken out to own account that earns interest.

Doug Grush asked about \$10,000 being transferred into the water augmentation fund. That was in last year's budget, so why is it not showing? The Board explained that the \$10,000 in last year's budget was for reserves, not water augmentation. The Association still has responsibility for other services such as the dump station, and reserves are for those costs as well, not specifically for water augmentation.

- ❖ Nick Banks made a motion to approve the financials, seconded by Dennis Sheerhan, and the motion passed unanimously via voice vote.

Architectural Control Committee Update

Jess Staten provided the ACC update.

He reminded the members that if they are doing remodeling, be sure to get approval from the ACC. The process is to send an email and the ACC will get back to you on what you need or if you are approved. They reply generally in 24-48 hours.

Tarryall Fishing Club Report

Nick Banks gave the report.

He asked the members to please approve the dues increase they tried to pull off last year. They would like to increase the dues \$40/yr/lot. The cost of fish has gone up. The TFC now spends \$8,000 for a tank of fish. They want to be able to have more fish in the lakes and rivers. They also need to do weed and grass mitigation in the pond. The Stagesstop ponds are the worst right now. They have budgeted for \$4,000 for a company to come do weed mitigation which cost \$1000.

They have also hired professionals to put chemicals into the ponds to mitigate weeds and do water samples. They will soon get reports on the water.

The road going to the Lost Park augmentation pond has a low speed limit. Do not go too fast. They are going to put up speed signs.

The area also has beavers. The beavers are saving the fish with the drought and winters. So, they do provide a benefit, even though they can be a nuisance.

Nick are stocking on Monday so please bring your kids.

On June 27th the TFC will have their Healing Waters program. This is a veterans program for those veterans with PTSD and guides are available to the participants. July 25th is the Fishing Derby.

Fire Mitigation Update

Dan Galligan provided a fire mitigation update and educational information.

He noted we talked a lot about this already with Mark Abrahamson.

Go to JCFDPD.org for a burn permit. It will update daily for the conditions. There's also an 1-800 number you call and report a burn.

Coalition for Upper South Platt provides the chipper for the program. If you have material you want processed you must work that day.

It is best practice to make multiple small piles and not one giant big pile.

The program has been reduced from three days down to two days because participation has declined.

Dan provided examples of what the crew does not want and what the crew does want.

A question was asked on if the SOA plans to make their own burn pit? It is doubtful as we don't have a location for that.

Upcoming Events

We have not set a date yet for the dumpster day, but do intend to hold one.

New Business

Dan alerted the members to the conversation with Lost Park Ranch Owners Association on an Agreement. Dan explained the problem that has come to light. There is a document that says that SOA, TFC, and LPROA will split the cost equally three ways for repairs to Lost Park's water augmentation pond.

Dan has gone through four bins of papers from SOA. Those records go back to about 1986.

Dan found a letter from Charlene, Secretary of the SOA, from 1988 regarding concerns of water augmentation. The letter states the Board disavows the Agreement as it was never discussed at any meeting or voted on by the Board.

The Association has received names from lawyers to fight a potential lawsuit from Lost Park.

The document talks about damage, not wear and tear. Lost Park wants to replace the entire pond and is estimated to cost at least \$750,000.

Dennis Sheeran noted that the current fishing club is Tarryall Fishing Club Inc, and is not the same club as in 1979.

Doug Grush noted Lost Park did not offer to replace the SOA dam. The land that their pond is on is their land and not the SOA.

Scott Speer asked if anyone has talked to Clay Copeland? He may remember a lot of this and suggest the Board talk to him.

Tanya Larson asked if all the water paperwork is filed with the state. Dan said he has asked Garver Brown who sent us the Stagesop Water Augmentation Court Decree.

Pete Michaelson suggested reviewing the water augmentation plan from Lost Park. That should address the maintenance obligations of the structures related to the augmentation plan. That should be part of the public record. He also volunteered to be part of the discussion on finding a lawyer and what to do.

The Board said they will keep the members apprised as this situation unfolds.

Proposed 2026/2027 Annual Budget

Andre Lobato explained the 2026/2027 Proposed Annual Budget.

There was a question on Directors and Officers insurance and what is the purpose. Dan explained it protects against litigation for the Association and Board members.

Doug Grush commented that the QuickBooks expense was so expensive. It was not presented to the community as that much last year. Dan said the Board will look into that and get back to everyone on the research. Andre thinks that it was to upgrade to accept dues payments via QuickBooks.

Doug Grush noted the \$3 fee is still on the website and that should be removed. The association absorbs the cost of the administrative cost.

The Board is anticipating additional legal fees from litigation from Lost Park on their water augmentation and the TPA. The Board thinks the SOA needs to budget \$12,000.

- ❖ Dennis Sheeran made motion to approve the 2026/2027 budget, seconded by Scott Speer, and the motion was approved unanimously via voice vote.

Election of Board Members

Dan Galligan explained there are two board seats open.

Dan would like to keep Rachel and Mark on the Board.

- ❖ Scott Speer nominated Rachel Lee and Mark Campbell to serve on the Board, seconded by Dennis Sheeran. The motion was approved by acclamation with no voiced opposition.

Open Comments/Discussion

Dennis Sheeran said that Paulie at the Saloon passed away. Greg Wingert who does driveways and flips bought the building. Greg said he doesn't want to run a bar and was going to close the bar. Dennis previously owned the Saloon for 11 years. He has now purchased the business again. They have been open as of Tuesday and are calling it Stagesop Saloon II. They will be having a big 4th of July blowout and asked everyone to please stop in and say hello.

No other business was brought to the meeting.

The meeting adjourned at 2:40 pm.