

**Stagestop 2023 Annual Membership Meeting  
June 24, 2023 – 10:00 a.m. | Jefferson School**

**1. Call to Order & Board Introductions**

- a. President: Lynda Clay
- b. Vice President: Dan Kummet
- c. Secretary: Rachel Lee (unable to attend, Wendy Hulse filled in)
- d. Treasurer: Open, Acting Treasurer Lynda Clay
- e. Member-at-Large: Doug Grush

**2. President's Report & Guest Speakers**

- a. President: Lynda Clay
- b. JCFPD: Trent Smith: Fire Chief
- c. Colorado Forester: David Poletti

**3. Secretary's Report – Dan Kummet**

**4. Treasurer's Report**

- a. 2022 Income and Expense Summary
- b. 2023 Proposed Budget

**5. Architectural Control Committee Update – Jess Staten**

**6. Water Report – Tim Clay**

**7. TFC Board Members Report – Paul Grossnickle**

**8. New Business:**

- a. Short-term rentals
- b. Swap Day/Stagestop Clean up
- c. Annual Budget
- d. Website
- e. Election of Board Members

**9. Adjournment**

## **Stagestop Owners Association**

AT 10:15 a.m. Lynda Clay called the meeting to order. All Board members were in attendance, except Rachel Lee. Wendy Hulse, Secretary of the Tarryall Fishing Club, filled in for Rachel Lee.

### **Guest Speakers:**

#### **Trent Smith, Chief Jefferson/Como Fire District:**

Trent Smith provided an update on fire protection and some pointers for mitigation. Park County is the 2<sup>nd</sup> largest fire district. In May 2020, there was a Chief and a two-person paid crew. Now, they added one additional person as a paid 24/7 crew. They are trying to get Jefferson manned 8 hours a day. Volunteers are needed and they have places for everyone and need more help.

Regarding the current fire conditions, we went from a very high moisture level to very high fire danger in the past week. It is important to review burn permits and make sure there are no fire bans before building campfires. "More than 5 mph winds, don't light it."

The Chief updated the members on a cistern located on Highway 77 that feeds off the stream. If we can get enough cisterns set up, 30,000 gallons it helps with insurance. Stagestop donated a lot (260) to Jefferson COMO. Members asked about the status and the Chief said funding was an issue, but they are looking at a station and then add a cistern. Ideally, he would like to see a new Station 3 with a small living quarter to reduce response time in an emergency. Part of homeowners insurance policies can include the need to be within 5 miles of a fire station and 1,000 feet from a water source. Since there are no fire hydrants available, a cistern is the answer. The Chief said he wants to add a cistern for Stagestop by the river fire station. In Como they linked 5 tanks, 2,800-gallon cisterns with donated land. The district is trying to get cisterns throughout to meet the requirements. Jefferson Como will continue to work with the US Forest Service, BLM and partnering districts for fire protection. The State of Colorado is looking at ponds for fire protection.

In November the Chief warned to look at your ballot for "303" which he believes is advertised as a tax reduction. However, it is unknown how the process will effect emergency services. He went on to say it won't effect Jefferson COMO but read your ballot carefully because it is not a tax break.

For fire mitigation, getting rid of slash and lot/yard clean-up is important. Trent described Park County is a "black hole for slash." On Nextdoor, the Chief monitors and gets information to owners such as surveys for property types. He also mentioned the Colorado Wild Protection Plan was written in 2014 and it should be updated every 5 years. Learning topography, fuels and high hazard areas in the district can help homeowners reduce fire risk. The district is working on helping homeowners remove slash. The "Live wildfire ready" program from Colorado State offers information for homeowners. So, review the pointers and your property...look at 0-5 feet, then 5-30 feet from the home and ask, "what can I do next?" Examples include mowing grasses

0-5 feet from the home and reviewing where you store wood. Also, review how you would get out of the property if there is fire danger.

The fire district has portable burners for sale and you can purchase online through the district. Propane fire pits can be used any time since you can turn it off. Know what you can and cannot do during fire bans and their various stages. Smokers and grill pellets can be used during burn ban. Charcoal can no longer be used in certain fire stages.

A member asked about the grant CWPP. Unfortunately, it was not successful and has been challenging to get it.

The burn permit runs during the calendar year, 1/1 through 12/31. The fee is \$10. Visit [jcfpd.org](http://jcfpd.org) to register and get online. They also have a phone number listed on the site.

### **CO State Forest Service - David Polleti**

David explained their role is to help private landowners and have a good neighbor agreement with US Forest Service. His message was about defensible space. He reminded members that fires are natural and trees have evolved with fire. Tree ring studies show how often a fire would burn in areas which Hoosier to Wilkerson fires occur about every 30-40 years.

He encouraged members to review defensible space around your home. Break up your space into zones, for example, 0-5 feet. Review your home to make sure direct flames don't touch your house. Pour gravel or non-flammable materials around the house and under decks. The next zone, 5-30 feet from your home, have 1 or 2 trees but preferably, none. Prune as high as you can if the trees are big. Zone 30+ feet from the home: go from a 'parklike' look to thin out understory, plus remove seedling and saplings under large trees. The Service offers booklets to help with mitigation ideas and page 8-9 has a checklist of the zones and what you can do to follow proper fire mitigation. Aspen Trees burn as a surface fire, just don't let leaves accumulate on the porch. Choose Aspen over spruce or fir if next to your home.

Remember...embers burn down houses. Approximately 60-80% of homes burned are from floating embers. A new fire can start after the fireman leaves so clean roofs and under furniture on porches, rotten wood...look for fuel sources. Treat old big trees like a structure – remove small saplings, etc. to save your big trees. Also, limb them up as high as you can reach. On a small tree that is approximately 1/3 of the height.

Wilkerson Pass has an upcoming logging project which is planned. Other tree discussions included the beetle and bud worm. Water is the main defense against the beetle and the cold temperatures help in the Stagesop area. The Spruce Bud Worm is a concern here and it usually doesn't kill the tree, but it makes them unhealthy. Manage the worm by making it hard for the bud worm to crawl back into the tree. So, steps like fire mitigation.

**Sheriff:** The Sheriff was unable to attend.

## **SOA Annual Meeting:**

Dan Kummert: Reviewed the request of the participants covered and how the meeting will flow. He also reviewed the annual meeting minutes from 2022. Motion to approve: Scott Speer, lot 47, Lynda Clay seconded it, lot 184. All members were in favor.

## **Financial:**

- Lynda Clay reviewed the treasurer's report. Copies can be obtained by request.
- Financials can be provided for buyers for \$50.
- Balance Sheet and Profit and Loss statement were reviewed.
- Water rights are owned by the community which is considered an asset.
- Dam discussion and outstanding loan were reviewed.

Doug made a motion to approve, Nick Banks seconded the motion. All members were in favor of approving the financials.

## **Old Business:**

**Architectural Control Committee:** Jess Discussed architectural control and approval requirements. Members can find forms on the Stagesstop website. Approval is required for building plans, paint colors, well, septic, etc. Reminder: campers can be on property May 1-Sept 30 and must be removed if there is no residence. Permits are necessary to show the ACC for wells, septic, etc. Sheds are under county regulations and members cannot have a shed on a property unless you have a building permit. The same is true with roads and culverts. Regarding unimproved property, the Stagesstop board said this has not been an issue in the past.

**Well Report:** The reservoirs are owned by Lost Park and we have the rights. Last year, 1.2 acres feet of water was released which lowered it 10 inches (per the water commissioner). All of this is available from the Greeley Water Report. Water is indoor use only. The Stagesstop Association protects your water rights. The board is reviewing campers and hot tubs on various websites for advertisements in short-term rentals. Indoor use wells are not to be used for such activities. The State can threaten to drop cement in wells for abuse.

## **Tarryall Fishing Club:**

Paul Grossnickle spoke regarding the fishing club and fish stocking/patrolling. The fish were 2-2.5 pounds in the June fish stocking. The next stocking date is August 1 which will include the 2-2.5-pound fish. He also discussed fishing passes and members should be sure to fill out the passes completely when fishing. Note: they are not for sale to non-members, however, the Club does sell additional passes to members. The TFC voted that beginning in 2024 guests can keep 2 fish per guest per day. This is due to the cost of the fish (approximately \$7 each) and non-members keeping Club fish. There are numerous items for sale such as t-shirts, mugs, and hats.

Contact Keith O'Brien if you are interested in purchasing club items which are sold to raise money for fish stocking. Patrolling seems to be going well and people are doing what they are supposed to do. There are only 4 non-paid owners. TFC dues are paid outright by SOA now instead of only paying TFC for owner's dues that have paid.

**Fire Mitigation/Chipper:** Dan discussed that Saturday, 7/22, 8/26, 9/23 are the chipper dates for the program. Slash needs to be up near the road and owners need a volunteer for each lot to get the chipper benefit.

The Indian Mountain burn pit has a \$100 fee and there must be 2 volunteers on site to use it. Indian Mountain controls the pit and it is available Friday and Saturday from 9-5:00. Owners can find more information on the website [www.indianmountain.com/info](http://www.indianmountain.com/info).

#### **New Business:**

**Short-term rentals:** Dan addressed short-term renters violating burn, ATV, shooting, pets off leash and noise disturbance issues. Also, there are no fishing passes for short term rentals.

**Swap Meet:** The swap meet will be held September 9 from 8:00-12:00. Dumpsters are provided by SOA and the board will be there to help. Prohibited items include slash, building materials, freon materials, liquid paint, old tires, hazardous waste, and household waste. You can also bring personal items to offer other members.

**Firehouse improvements:** Dan discussed that the board is reviewing options to add internet services to host meetings and provide Wi-Fi amenity services for the fishing club members for personal or emergency use. This may offer the opportunity to add a webcam. After research by Dan, the business class with CenturyLink is more affordable than Starlink's business class plan. Dan will follow up to see what options and price plans are available and most beneficial to the club.

#### **Budget:**

Lynda reviewed the budget, including dues for SOA and TFC, status letters, liens, interest income and the fire station rent. Expenses include insurance, maintenance, newsletter, and annual events (picnic, swap day, fire mitigation and professional services). Doug Rush motioned to approve the budget and Nick Banks seconded the motion. Approved by all members.

#### **Website:**

Lynda reminded everyone to use the website for information. [www.soanews.org](http://www.soanews.org). You can set up your new account to keep up on news in the neighborhood.

**Election:**

3 seats are up this year including Lynda's and Dan's.

- 1) Dan will stay on the board.
- 2) Lynda will stay on the board.
- 3) Craig Cass joined the board.
- 4) Rachel remains Secretary.
- 5) One open spot

Doug made a motion to elect the above, Nick seconded the motion and all members agreed.

**Adjournment:**

Lynda made a motion to adjourn at 12:51 and Tom Backe, lot 6, seconded it. Meeting adjourned at 12: 31 p.m.