

**Two board seats are up for election. Annual Meeting Saturday, June 13 1:00 pm at the Jefferson Community Center. Proxy form on last page.**

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**Stagestop Owners Annual Meeting:** Saturday, June 13<sup>th</sup>. Meeting: 1:00 pm at the Jefferson Community Center, Jefferson, CO 80456. If you are unable to attend, please complete and return your proxy form on the last page of this newsletter.

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**President's Message - Dan Galligan:** I am pleased to be back on the Board serving the Stagestop community. The Board has worked hard over the past year to balance our books and clean up our financials. I have also been participating in the TFC meetings over the year to keep apprised of the latest happenings with the fishing club. I am pleased to report that we have had higher attendance at our monthly board meetings. We welcome all of you to join us via Zoom every month on the second Tuesday at 7:00 pm. Agendas and meeting information can be found on the website.

I would also like to thank the community for supporting our dues increase request last year. Costs have increased and our expenses were not keeping up. More importantly, the Association was not putting any money towards reserves or water augmentation because all revenue was being directed toward operating expenses. As you know, the Association is responsible for water augmentation and the upkeep and maintenance of the Stagestop ponds and dams. Without the water augmentation our properties would not be able to have wells, so it is critical that the Association be in a position to have resources for those responsibilities.

With the lack of snowfall and very little rain we are expecting an active wildfire season. Please be sure you are following the County's direction on fire bans. You can sign up for alerts from Park County on their [website](#). We also encourage you to participate in our annual chipper days to remove unwanted growth from your properties. This is a service provided by SOA to ensure that all of our properties are in the best possible shape if a wildfire should occur.

Finally, we encourage all of you to get involved in Stagestop. I highly recommend all owners attend the annual meeting on June 13<sup>th</sup> at 1:00 pm. In addition to discussion regarding the TFC, the ACC, and fire mitigation, the Board has been provided with documents which could potentially increase our operating expenses significantly. I assure you we are doing all we can do to mitigate these challenges. I think it is important all owners understand the discussions happening right now. Our members are what makes our community special and we are looking forward to seeing all of you soon at a board meeting, chipper day, swap/dumpster day, or TFC fishing derby.

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**Treasurer's Message – Mark Campbell:** I am pleased to report that the financials are reconciled and the books have been balanced. We spent time this year ensuring that the bank account and books are in good shape and we are well positioned for this coming fiscal year.

As a reminder, both Stagestop and the TFC Annual Assessments are due January 1st and are considered late if received or mail is post-marked after January 31<sup>st</sup>, then a late fee of \$25.00/lot/quarter for to 2 lots. To save costs, the Association is attempting to move to electronic-only invoices if there was an email on file with the Association. Stagestop uses QuickBooks Online (QBO) and can now send invoices electronically via email. Unfortunately, QBO is not connected to our website, [soanews.org](http://soanews.org), so there is no way to go on the website to find your invoice. Invoices are sent out electronically to your email on file. If you need another invoice mailed or emailed to you, please email [Treasurer.Stagestop@gmail.com](mailto:Treasurer.Stagestop@gmail.com).

**Architectural Control Committee (ACC) – Jess Staten, ACC Chair:** The purpose of the Architectural Control Committee (ACC) is to assure through intelligent architectural control of building design, placement, and construction that Stagestop remains an attractive community, and to uphold and enhance property values. All members who are doing any construction, modifications, painting, or roofing prior to beginning work shall submit an "Architectural Control Committee Request for Approval" form and a "Waiver of Responsibility" form. You can download both forms from the website, [soanews.org](http://soanews.org), under the ACC page.

Details the ACC will need:

- ◇ Building plans with dimensions.
- ◇ Color of paint, siding, and roof.
- ◇ Site map showing distances from all property lines to the new structure, well, and septic.
- ◇ Copies of your Park County permits.

Once the ACC receives the above, they will review and will respond accordingly. Please refer to the Declaration of Protective Covenants of Stagestop for the rules of compliance. You can download them from the "Covenants" page on the website.

**TARRYALL FISHING CLUB (TFC) Website Update:** The TFC has a new website. Please be sure to visit if you have questions about anything TFC. Additionally, the TFC has proposed a dues increase. We encourage your participation in voting and attending TFC meetings.

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**Annual Meeting Information:**

Please attend the Annual Meeting on Saturday, June 13<sup>th</sup> at 1:00 pm at the Jefferson Community Center. We will be discussing important information as well as voting on 2 board positions and approving the FY26/27 budget. Due to the meeting being held in the afternoon we are not anticipating providing food. Important meeting documents will be posted on our website under the Annual Meeting tab. Proposed budget:

Stagestop Owners Association													2026 Actual	2027 Budget	Section Total	
Budget Overview: Budget_FY26 P&L - FY26 P&L																
June 2025 - May 2026																
	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Total			
<b>Income</b>																
Interest Income	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.63	5,000.00	1,141.00	1,200.00	
Late Fees	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.37	700.00	860.40	1,000.00	
Rental	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.87	10.00			
SOA Dues	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	34,992.00	35,365.30	34,992.00	
Status Report Fee	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00	2,200.00	2,200.00	
TFC Dues	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	19,440.00	19,298.20	19,440.00	
<b>Total Income</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.87</b>	<b>\$ 62,542.00</b>	<b>\$ 58,864.90</b>	<b>58,832.00</b>	
<b>Gross Profit</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.83</b>	<b>\$5,211.87</b>	<b>\$ 62,542.00</b>			
<b>Expenses</b>																
Annual Meeting	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.63	200.00	189.83	200.00	
Business Tax														3,133.35	300.00	
Domain Name soanews.org	54.17	54.17	54.17	54.17	54.17	54.17	54.17	54.17	54.17	54.17	54.17	54.13	650.00		650.00	
Fire Mitigation	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00	550.00	600.00	
Cusp-Chipper Fee	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00	1,650.00	1,650.00	
<b>Total Fire Mitigation</b>	<b>\$ 150.00</b>	<b>\$ 150.00</b>	<b>\$ 150.00</b>	<b>\$ 150.00</b>	<b>\$ 150.00</b>	<b>\$ 150.00</b>	<b>\$ 150.00</b>	<b>\$ 150.00</b>	<b>\$ 150.00</b>	<b>\$ 150.00</b>	<b>\$ 150.00</b>	<b>\$ 150.00</b>	<b>\$ 1,800.00</b>	<b>\$ 5,523.18</b>	<b>3,400.00</b>	
Insurance																
Directors & Officers Insurance	258.58	258.58	258.58	258.58	258.58	258.58	258.58	258.58	258.58	258.58	258.58	258.62	3,103.00	3,087.00	3,103.00	
Fidelity Bond	21.25	21.25	21.25	21.25	21.25	21.25	21.25	21.25	21.25	21.25	21.25	21.25	255.00	255.00	255.00	
Liability Insurance	479.83	479.83	479.83	479.83	479.83	479.83	479.83	479.83	479.83	479.83	479.83	479.87	5,758.00	5,450.00	5,450.00	
<b>Total Insurance</b>	<b>\$ 759.66</b>	<b>\$ 759.66</b>	<b>\$ 759.66</b>	<b>\$ 759.66</b>	<b>\$ 759.66</b>	<b>\$ 759.66</b>	<b>\$ 759.66</b>	<b>\$ 759.66</b>	<b>\$ 759.66</b>	<b>\$ 759.66</b>	<b>\$ 759.66</b>	<b>\$ 759.74</b>	<b>\$ 9,116.00</b>	<b>\$ 8,792.00</b>	<b>8,808.00</b>	
Legal Fees	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	367.00	12,000.00	
TFC	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	19,440.00	18,600.00	19,440.00	
<b>Total Legal Fees</b>	<b>\$2,620.00</b>	<b>\$2,620.00</b>	<b>\$2,620.00</b>	<b>\$2,620.00</b>	<b>\$2,620.00</b>	<b>\$2,620.00</b>	<b>\$2,620.00</b>	<b>\$2,620.00</b>	<b>\$2,620.00</b>	<b>\$2,620.00</b>	<b>\$2,620.00</b>	<b>\$2,620.00</b>	<b>\$ 31,440.00</b>	<b>\$ 18,967.00</b>	<b>31,440.00</b>	
Maintenance																
Dump Station	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.63	800.00		800.00	
<b>Total Maintenance</b>	<b>\$ 66.67</b>	<b>\$ 66.67</b>	<b>\$ 66.67</b>	<b>\$ 66.67</b>	<b>\$ 66.67</b>	<b>\$ 66.67</b>	<b>\$ 66.67</b>	<b>\$ 66.67</b>	<b>\$ 66.67</b>	<b>\$ 66.67</b>	<b>\$ 66.67</b>	<b>\$ 66.63</b>	<b>\$ 800.00</b>		<b>800.00</b>	
Newsletter	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37	2,500.00	1,915.48		
Porta Potty Firehouse	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.37	2,200.00	1,880.84	2,000.00	
<b>Professional Fees</b>														597.00		
Accounting	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00	350.00	-	
Quickbooks Software	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.37	2,200.00	5,485.28	3,900.00	
<b>Total Accounting</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.37</b>	<b>\$ 4,300.00</b>	<b>\$ 10,228.60</b>	<b>5,900.00</b>	
<b>Total Professional Fees</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.33</b>	<b>\$ 358.37</b>	<b>\$ 4,300.00</b>			
Repairs	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.37	1,000.00	175.00	200.00	
Firehouse Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
<b>Total Repairs</b>	<b>\$ 83.33</b>	<b>\$ 83.33</b>	<b>\$ 83.33</b>	<b>\$ 83.33</b>	<b>\$ 83.33</b>	<b>\$ 83.33</b>	<b>\$ 83.33</b>	<b>\$ 83.33</b>	<b>\$ 83.33</b>	<b>\$ 83.33</b>	<b>\$ 83.33</b>	<b>\$ 83.37</b>	<b>\$ 1,000.00</b>	<b>\$ 175.00</b>	<b>200.00</b>	
Supplies																
Office	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.87	250.00		250.00	
<b>Total Supplies</b>	<b>\$ 20.83</b>	<b>\$ 20.83</b>	<b>\$ 20.83</b>	<b>\$ 20.83</b>	<b>\$ 20.83</b>	<b>\$ 20.83</b>	<b>\$ 20.83</b>	<b>\$ 20.83</b>	<b>\$ 20.83</b>	<b>\$ 20.83</b>	<b>\$ 20.83</b>	<b>\$ 20.87</b>	<b>\$ 250.00</b>	<b>\$ 0.00</b>	<b>250.00</b>	
Swap Day	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,215.00		
<b>Total Expenses</b>	<b>\$4,521.32</b>	<b>\$4,521.32</b>	<b>\$4,521.32</b>	<b>\$4,521.32</b>	<b>\$4,521.32</b>	<b>\$4,521.32</b>	<b>\$4,521.32</b>	<b>\$4,521.32</b>	<b>\$4,521.32</b>	<b>\$4,521.32</b>	<b>\$4,521.32</b>	<b>\$4,521.48</b>	<b>\$ 54,256.00</b>	<b>\$ 44,900.78</b>	<b>52,013.00</b>	
<b>Net Operating Income</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.39</b>	<b>\$ 8,286.00</b>	<b>\$ 13,964.12</b>	<b>6,819.00</b>	
<b>Net Income</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.51</b>	<b>\$ 690.39</b>	<b>\$ 8,286.00</b>		<b>6,819.00</b>	

**Fire Mitigation – Dan Galligan, Coordinator:** For the last several years Stagestop has offered chipping services to help property owners clean up potential fuels that could feed a fire. We will be offering those services again in 2026. As we enter the summer months and the temperatures increase, please remember that we live in a wildfire prone area, and everyone has a responsibility to ensure your properties are being mitigated to lessen fire danger. One of the most effective tools to lessen your wildfire risk and increase the likelihood that your property will survive a fire is to ensure there is adequate defensible space around structures and decks. The wildfire mitigation page on the Colorado State Forest Service website has wonderful resources to help. Check it out at <https://csfs.colostate.edu/wildfire-mitigation/>.

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If you would like to learn more about this program or sign up to have your property visited by the Chipper Crew, please send an email to [StagestopFireMitigation@gmail.com](mailto:StagestopFireMitigation@gmail.com). Please provide your name, lot number, physical address of your property along with phone contact information and we will get you information regarding the program and the specific dates. We start at 8:45 am and are normally done by 3 PM. Lunch is provided by the SOA. The 2026 Chipper dates are Saturday, July 18<sup>th</sup> and Saturday, September 19<sup>th</sup>.

**REMINDER:** Campers, 5th wheels, Pop-ups and Motor homes must be REMOVED from YOUR property by September 30 unless there is a residence on the property, per the covenants (Campers 3a.) All Campers, 5th wheels, Pop-ups, Motor homes, where permitted by county zoning, must be of temporary, licensed, transportable and in good working condition and must comply with county regulations with regard to sewage and gray water. Campers, 5th wheels, Pop-ups and Motor homes may be placed on the property May 1 but must be REMOVED from the property by September 30 unless the property owner has a residence on the property. The property owner may keep only one of the following: (1) camper, or (1) Pop-up, or (1) 5th wheel, or (1) Motor home that is temporary, licensed, transportable and in good working condition on the property. SOA has the right to remove any Camper, Pop-up, 5th wheel or Motor home that is in violation at the lot owner's expense.

*EXCEPTION:* If the Property Owner Has an Active Park County Building Permit The property owner may keep only one of the following: (1) camper, or (1) Pop-up, or (1) 5th wheel, or (1) Motor home that is temporary, licensed, transportable and in good working condition on the property. A copy of the current / active building permit will need to be sent to the Architectural Control Committee. You can send via email to [StagestopACC@gmail.com](mailto:StagestopACC@gmail.com).

**ADVERTISING:** Would you like to advertise your business, but don't know where to start? Are you interested in supporting local businesses, but aren't sure what Jefferson/Fairplay/Como have to offer? If so, we have good news for you! We are now offering free advertising in our newsletter. If you are interested in showcasing your business, reach out to any Board member for information.

**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.

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

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**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. **PLEASE NOTE:** The Stagstop email is [StagstopOwnersAssociation@gmail.com](mailto:StagstopOwnersAssociation@gmail.com).

<b>2026 Upcoming Events (events posted on front page of SOAnews.org)</b>			
<b>Date</b>	<b>Event</b>	<b>Location</b>	<b>Details</b>
2 <sup>nd</sup> Tuesday/month	Monthly Board Meeting	Zoom: Check website for Zoom info and meeting date/time changes.	soanews.org. All owners are encouraged to attend.
Saturday – June 13 1:00 pm	Annual Owner’s Meeting	Jefferson Community Center, Jefferson, CO	Election of 2 Stagstop board members and adoption of FY26/27 budget.
Saturday – July 18 8:45 am	Chipper Day	Meet at the Firehouse	Email <a href="mailto:StagstopFireMitigation@gmail.com">StagstopFireMitigation@gmail.com</a> for information.
Saturday – September 19 8:45 am	Chipper Day	Meet at the Firehouse	Email <a href="mailto:StagstopFireMitigation@gmail.com">StagstopFireMitigation@gmail.com</a> for information.

<b>Board of Directors:</b> The StagstopOwnersAssociation@gmail.com is received by all Stagstop board members.			
<b>Position</b>	<b>Name</b>	<b>Contact</b>	<b>Term Ends</b>
President	Dan Galligan	President.Stagstop@gmail.com	June 2027
Vice President	Andre Lobato	VP.Stagstop@gmail.com	June 2027
Treasurer	Mark Campbell	Treasurer.Stagstop@gmail.com	June 2026
Secretary	Rachel Lee	StagstopOwnersAssociation@gmail.com	June 2026
Member At Large	Jess Staten	StagstopOwnersAssociation@gmail.com	June 2027

<b>Architectural Control Committee:</b> The StagstopACC@gmail.com is received by all ACC board members.			
<b>Position</b>	<b>Name</b>	<b>Contact</b>	<b>Term Ends</b>
Chairman	Jess Staten	StagstopACC@gmail.com / 303-241-2215	June 2027
Member At Large	Daniel Bernier	StagstopACC@gmail.com	June 2027
Member At Large	Larry Thomas	StagstopACC@gmail.com	June 2027

**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.

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For purposes of voting on all issues which may arise at the June 13, 2026 Stagestop Annual Meeting, I assign my voting rights to the SOA Board Member \_\_\_\_\_ or the assigned SOA Member \_\_\_\_\_ (print name)/ Lot # \_\_\_\_\_.

My Lot/Lots #: \_\_\_\_\_

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

This proxy must be completed, signed, and dated by the property owner to be valid.

You can send your proxy to the Secretary at: Rachel Lee, 5790 S. Olathe Ct., Centennial, CO 80015.