

Please NOTE SOA (3 boards seats open) / ACC (3 boards seats open). Annual meeting, Sat. June 22 @ 10am. Proxy form on last page.



STAGESTOP OWNERS ANNUAL MEETING & POTLUCK: Saturday, June 22nd. Meeting: 10:00 AM - 12:00 PM with lunch following, JEFFERSON COMMUNITY CENTER, JEFFERSON, CO 80456. The Board will provide a main meat dish, beverages, plates, & utensils. **If you will be unable to attend, a proxy form is on the last page.**

SOA (3 SEATS OPEN) / ACC BOARD SEATS (3 SEATS OPEN) – PLEASE CONSIDER VOLUNTEERING AND GETTING INVOLVED

STAGESTOP IS A COVENANT CONTROLLED COMMUNITY: Please remember that Stagestop is a Covenant Controlled Community. If you did not receive a copy of the Covenants and Bylaws you can access them directly at <http://www.soanews.org/default.asp?id=16>. Per the covenants, any construction or alterations to existing structures or property must be approved by the Architectural Control Committee (ACC). The ACC board members and the associated documents can be at <http://www.soanews.org/default.asp?id=19>.

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.

PARK COUNTY NEW LAND USE REGULATIONS (LUR): Park County’s new LURs WENT into effect on May 25, 2016. Please be aware that some of the LURs may have tighter restrictions that our covenants / by-laws. Section I thru Section VIII of the LURs can be found at <http://parkco.us/189/Land-Use-Regulations>. If you have more questions, you can contact our county commissioner for District 1, Mike Brazell at (303) 884.1655 / mbrazell@parkco.com.

2019 Upcoming Events			
Date	Event	Location	Details
2 nd Saturday / month	Monthly Board Meeting	Check website/Nextdoor to confirm if having meeting	soanews.org/stagestopco.nextdoor.com. Owners please attend.
Saturday—June 22nd	Annual Owner’s Meeting	Jefferson Community Center	Volunteers Needed
Friday - July 19, 2019	1 st Chipper Day	StageStopFireMitigation@gmail.com	Volunteers Needed
Saturday--August 10 th	Cleanup Day / Picnic	Stagestop Firehouse	Two 30 yd roll offs will be provided from 7:30am till 1:00pm
Friday – August 16, 2019	2 nd Chipper Day	StageStopFireMitigation@gmail.com	Volunteers Needed
EITHER Saturday, September 21 or	3 rd Chipper Day	StageStopFireMitigation@gmail.com	Volunteers Needed

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2019 Upcoming Events

Date	Event	Location	Details
Saturday, October 5 (Final date TBD)			
TBD	When the Indian Mountain Burn Pit Open and Closes will be determined after June 8 th .		

FINANCIAL REPORT - DOUG GRUSH (TREASURER): SOA has had another good year. We have resolved the last three long term past due owners, one owner paid up + attorney fees, the other 2 owners through foreclosure. One was sold at auction, where we recovered all of our dues and legal costs (\$9005). The second was foreclosed and the SOA board is working with Jefferson Como Fire Protection District (JCFPD) to establish a site for a 30,000-gallon water cistern to help in the case of a fire in our or a neighboring subdivision.

At this point, only 3 owners are behind on this year's dues. Approximately 28 properties have new owners, that we hope can join us at the annual meeting to meet their new neighbors. We transferred \$19,539 to the TFC (fishing club), and \$18,396 to the water augmentation fund. The SOA Dues portion was \$27,155. The full financial reports will be presented at the annual meeting and will be posted on the SOAnews.org web site. **Please notify SOA (info@soanews.org) if you have changed your mailing address or contact info (phone or email), so we can keep our database up to date.**

One other financial matter is a **proposed change to the By-laws regarding the \$36 annual assessment for water augmentation.**

As of May 2019, the Water Augmentation Account is at \$90,161 of the \$100,000 goal which was set to replenish the funds after the dam repairs in 2010. Currently the Operating Account is at \$84,010. The board is proposing to transfer \$9,000 from the Operating Account to the Water Augmentation Account to meet the \$100,000 goal and to eliminate the \$36 annual H2O Assessment for the years 2020 and 2021. After transferring the \$9,000, there will still be \$75,000 in the Operating Acct, which represents 3 years of the total SOA dues (\$24,960/yr). The new SOA Dues starting in 2020 would be \$92 per lot.

Proposed By-law change - To eliminate the last two years (years 2020 and 2021) of the collection of the \$36 annual assessment per lot.

The current bylaw is:

Article 7, Section One: Colorado Water Conservation Board (CWCB) loan. The Association has entered into a loan contract with the CWCB for the rehabilitation of the water augmentation dams. The board is responsible to be aware of and abide by all of the requirements the contract. The board will be responsible for collecting a \$36.00 annual assessment for each lot along with the annual dues through the 2021 annual dues collection, 6 years after the loan is paid in full, to replenish funds in the Water Augmentation and Operating accounts that were used to pay off the CWCB loan early.

The bylaw change would be:

Current: "a \$36 annual assessment for each lot along with the annual dues through the **2021** annual dues collection"

Change: "a \$36 annual assessment for each lot along with the annual dues through the **2019** annual dues collection"

The proposed change will be presented to the owners for a vote of approval at the annual meeting accompanied with a full discussion of the change and the reasoning.

SECRETARY'S REPORT – VIRGINIA SKEFFINGTON (SECRETARY): Last year SOA started foreclosure proceedings on 3 lots for lack of nonpayment of annual dues by > 6 years. Colorado law only allows for collection of dues back to 6 years. One of the owners paid the back dues owed + attorney fees. The other 2 lots went to foreclosure. One of the lots were bought at the sheriff's sale and the other lot had no bidders at the sheriff's sale so it became titled to SOA. It was voted by the SOA board to donate this property to the Jefferson Como Fire Protection District (JCFPD) for the installation of a cistern for fire protection for the whole community. The board hired an accountant May 2018 to review the books. As always there were discussions about ACC violations. The monthly minutes and Annual meeting minutes can be found on the website www.soanews.org under the General Information Heading on the left side of the page. If you don't have a computer or access to the internet please call the

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Secretary and request a copy of the minutes be sent by mail. There are three positions open on the board and open positions on the ACC committee.

FIRE MITIGATION - DAN GALLIGAN (COORDINATOR): Stagestop continues to be honored as a Firewise Community for 2019 with time and effort put toward fire mitigation programs throughout 2018. We had three Chipper Days in 2018 which mitigated approximately 50 acres of Stagestop Owner property. The Stagestop Owners Association pays the fee for the chipper, provided by CUSP (The Coalition for the Upper South Platte) and owners who chose to participate provide the labor to process the slash.

If you are interested in participating in a 2019 Chipper Day, please send an email to stagestopfiremitigation@gmail.com with:

- 1) your name,
- 2) lot number,
- 3) physical address of your lot,
- 4) and a contact phone number.

You will receive information regarding best practices and detail for the schedule of your event. Those signing up to have material processed are required to have at least one representative per lot to work the entire day. The 2019 chipper dates are noted above in Upcoming Events.

2018 was another challenging year for the Burn Pit located in Indian Mountain. Dry conditions and a change in the loading rules limited the availability of the Burn Pit. The Stagestop Owners Association pays the annual fee for Stagestop Property Owners to use the Burn Pit which is located between Indian Mountain and the Firehouse on Elk Horn Road. ***The Burn Pit is exclusively for forest slash, no garbage or building materials are allowed.*** Details regarding the days and hours of operation of the Burn Pit for 2019 are still being negotiated and will be shared on the SOA website once finalized. The Burn Pit is operated by volunteers, and we need your help in supporting the continued availability of this important resource. Once availability is published, to volunteer to work a 4 hour shift, please send an email to bmbushaw@gmail.com including the date and time you are willing to work the gate.

We encourage everyone to get involved in these important activities to make certain we have removed as much fuel as possible in the unfortunate event that a fire would start or pass through Stagestop. Additional information and communication will be shared at the Annual Meeting on Saturday, June 22, 2019. Please make plans to join your fellow owners. Any questions or concerns, please send an email to stagestopfiremitigation@gmail.com.

TARRYALL FISHING CLUB – DENNIS SHEERAN (TFC BOARD MEMBER AT LARGE): The TFC annual meeting was on May 4th this year. The first stocking was on Wednesday May 15th with 1200 lbs. Rainbows, 200 lbs. Browns and 200 lbs. of cut throat. Sucker traps will be placed in all ponds soon. **Please do not disturb the traps. We have removed over 9500 suckers in the last two seasons.** Fish wintered over great in the pond at StageStop. First fish of the season was a 6+ lb. Brown with several large rainbows that followed that day. It was voted at the 2018 annual TFC meeting to ask for an increase in the fishing dues to \$40 / year. Per the Memorandum of Understanding (MOU) signed by the TFC, Stagestop, and Lost Park in 2010, in order to request a dues increase a mailout ballot must be sent to all lot owners of both subdivisions. The response back was 388 in favor and 82 not. The increase will allow for the ability to make a better fishing environment such as aerators in the ponds, more fish for stocking, and to offset increase in price of fish.

ARCHITECTURAL CONTROL COMMITTEE – BOB HANSON (ACC CHAIR): The ACC thanks those owners that take the time to read and follow the Covenants and the By-laws of the SOA. Since September 2018, the ACC had contact with 31 owners in regards to their building projects and violations of the Covenants.

There were 15 violation notices sent to owners concerning RV's, roofs, trash, etc. and failure to file the necessary paperwork for the building projects. Of the 15 violations, 4 owners received letters from the Board informing them that they had not responded or failed to correct the violation and must correct the violation or the Board may take legal action.

In 2016, Park County passed the Land Use Regulation (LUR). The Covenants of SOA requires the SOA to follow County regulations. The LUR requires camping permits for RV units between May 1 and September 30. It also states that new sheds are NOT permitted unless there is a house on the property.

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Finally, according to the Covenants, THE BOARD AND/OR ACC CAN ENTER ANY PROPERTY TO INVESTIGATE POSSIBLE VIOLATIONS OF THE SOA COVENANTS AND BY-LAWS.

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.

SWAP DAY / CLEANUP DAY / PICNIC – SATURDAY – AUGUST 10: SOA will provide TWO 30-yard roll-off dumpsters to help our owners clean up their properties. The dumpsters will be available on **Saturday 8/10 from 8 AM until 1 PM**. The board will be there to help you unload. As usual, the prohibited items include any items with Freon (refrig/freezers), liquid paint, old tires and any HAZARDOUS WASTE of any kind. Please do not bring any household waste. LUNCH WILL BE SERVED at noon. While the dumpsters are there, we welcome our owners to bring items for a SWAP MEET. Lots of good things change hands and help clear out or add clutter your cabins.

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 as long as one obtains an OHV (Off-Highway Vehicle) pass from the Forest Service.

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 Stagestop community.
- ❖ **STAGESTOP NEXTDOOR:** is a FREE private online network called Nextdoor Stagestop. On our Nextdoor site, neighbors share community events, recommendations, items for sale, crime reports, ideas about how to improve our neighborhood and more. Notifications can also be sent to Indian Mountain residents also. To join: www.stagestopco.nextdoor.com. This is located on the left side panel at soanews.org under Stagestop Nextdoor.

STAGESTOP OWNERS ASSOCIATION (SOA) BOARD MEMBERS		
President	Lynda Clay	303-791-0271
Vice President	Dennis Sheeran	719-836-1458
Treasurer	Doug Grush	719-836-4574
Secretary	Virginia Skeffington	719-836-2805
Member At Large	Dan Galligan	303-346-1603
ARCHITECTURAL CONTROL COMMITTEE (ACC) BOARD MEMBERS		
Chairman	Bob Hanson	303-838-6721
Member At Large	Jess Staten	
Member At Large	Daniel Bernier	

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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.

For the purpose of voting on all issues which may arise at the June 22, 2019 Stagestop Annual Meeting, I assign my voting rights to the SOA Board _____ or an SOA Member _____ (print name) / Lot # _____.

My Lot/Lots # _____ This proxy must be completed, signed and
My Name _____ dated by the property owner
Signature _____
Date _____

This proxy must be in the possession of the Secretary of Stagestop by June 22, 2019 no later than 10:00 AM.
Mail or deliver to: Virginia Skeffington, 493 Stagestop Road, SS-D5, Jefferson CO 80456.