
Please NOTE SOA (2 boards seats open) / ACC (No boards seats open).
Annual meeting, Saturday, October 17, 2020 @ Noon. Proxy form on last page.



Due to Covid-19, the Annual Owner's meeting is rescheduled for Saturday, October 17th, 2020 at the Jefferson Community Center, Jefferson Colorado. The meeting will begin at 12pm / Noon (following the TFC Annual meeting from 10 am – 11:30 am).

Due to State and County COVID-19 regulations, the number of members in attendance will be limited.

1. Masks are required to be worn at all time.
2. NO Food or drinks will be served
3. Adults only (no children)
4. Only 2 adults / owned lots. If we reach the capacity of the Jefferson Community Center, we will ask that only 1 adult / owned lots remain inside at the meeting and the extra adult will be asked to wait outside.
5. Bring pen/pencil/paper if you want to take notes.

If you will be unable to attend, a proxy form is on the last page.

SHORT TERM RENTALS: Many communities are struggling with how to handle Short Term Rentals (STRs). The topic has come up several times at Stagestop board meetings. Park County has discussed this topic around regulation and / or registration of STRs property owners but there are no county requirements at this time.

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 found 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.

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PARK COUNTY LAND USE REGULATIONS (LUR): Park County's LURs WENT into effect on May 25, 2016. Please be aware that some of the LURs may have tighter restrictions than 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 3, Ray Douglas Phone: 719-836-4211 / Cell: 719-839-1698 / RDouglas@parkco.us.

FINANCIAL REPORT - DOUG GRUSH (TREASURER): SOA has had another good year financially. SOA has collected a total of \$47,560.00--\$24,908.00 in SOA dues, \$19,200.00 in TFC (fishing) dues, and \$3,452.00 in miscellaneous income. The miscellaneous income of \$1,610.00 is from collecting our only past due account, \$174.00 in interest and \$1,650.00 in Status Report fees from title companies for providing clean title transfer information for new owners.

At this point, there is only one property that has not paid the 2020 dues and that property is in foreclosure. We should collect the dues when the foreclosure is complete. We have approximately 30 new owners this year, with 5 additional properties set to close (sell) by the end of June.

The bylaws were changed at the 2019 annual meeting by a unanimous vote of the owners to drop that last 2 years (2019 & 2020) from the water augmentation assessment which reduced our annual dues to \$92 (\$52 SOA / \$40 TFC). We were able to transfer \$9,839.00 from the operating account to the water augmentation account to reach our goal of \$100,000.00 in the water augmentation reserve. We currently have \$72,156.00 in the operating account and \$100,000.00 in the water augmentation account.

We also made improvements to both fire stations, by adding concrete driveway aprons in front of both and improved the grading and added road base to solve the perennial mud puddle that made the area such a mess.

Complete financial reports will be presented at the annual meeting and will be available online. Please notify SOA (info@soanews.org) if you have any change of address, phone or an email change. This is how we keep our database current, so we can provide information when needed and update the TFC for your fishing info. Welcome to all the new owners and we hope you will join us to meet your neighbors at the annual meeting.

FIRE MITIGATION - DAN GALLIGAN (COORDINATOR): Stagstop continues to be a Firewise Community with the National Fire Protection Agency. Stagstop Owners Association in conjunction with The Coalition for the Upper South Platte (CUSP) offers a Chipper Program that allows Owners an opportunity to reduce the amount of slash and standing dead material that could increase the fuels in the unfortunate instance should a fire begin in or around Stagstop. We had a tough winter with lots of high winds that toppled many trees. Please use this opportunity to clean up those fuels before they dry out and create even more risk!

- 2019 Chipper Program Details
 - 3 Chipper Days with a total of 27 stops.
 - An estimated 34 acres were mitigated
 - Owners who logged approximately 80 total hours of labor.
- We have 3 Chipper Days in 2020.
 - Saturday, July 18 – completed 14 stops
 - Saturday, August 15 – completed 13 stops
 - Saturday, September 19 – sign-up open at the time of newsletter publishing
- To participate in the Chipper Program please send an email to stagstopfiremitigation@gmail.com with your Lot #, Physical Address and Phone. Additional details will be shared with those who sign up to have the Chipper visit their property. To participate in a Chipper Day, it is **required** that at least 1 person works the entire day as a representative of your property
- The Indian Mountain Burn Pit remains closed to property owners outside of Indian Mountain.

TARRYALL FISHING CLUB – DENNIS SHEERAN (TFC BOARD MEMBER AT LARGE): After a long snowy winter, the ice has melted, the ponds are open and the river is running. It seems the fish wintered over well, and we experienced no fish kill. Fishing has been excellent on the river and good on the ponds. Beginning May 2nd, we started to fill the Stagstop pond. We will be

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treating the water with an enzyme to breakdown the dead weeds and clear the water. This is safe for the fish and will allow a better fishing environment. We are also replacing boards to the dams at Lost Park ponds so the creek will fill them to capacity. With the ponds in good shape and the river running good, stocking took place on May 13th and June 24th. Due to the hot weather and low rainfall the ponds are very warm, and the river is low. These conditions prohibit stocking at this time, and we are looking to stock again hopefully in late September. Sucker traps will be placed in the Stagestop pond again this year. We have been working hard to clear as many suckers as we can to make the pond a great fishery. Please do not disturb these traps.

Please read and follow the rules that were included in your TFC package. Every person over the age of 16 must have an individual pass, properly filled out, on their person before beginning to fish. Please only use posted access areas to access the river and please respect private property. Please respect the grounds and take all trash out of the area with you. We hope you enjoy the summer and good luck.

ARCHITECTURAL CONTROL COMMITTEE – BOB HANSON (ACC CHAIR): Thank you property owners for following the Covenants and By-Laws. There have been 8 projects approved and an additional 4 projects are in the process of getting permits and sending the required forms and information to the ACC. There were 4 violations written since December 2019 and 3 have been corrected.

The following information needs to be provided to the ACC for approval before you start any exterior projects: (1) Lot number; (2) request and waiver forms; (3) building plans with dimensions; (4) color of paint for siding and/or roof; (5) for any exterior projects a site map showing distances from all four property lines to the buildings, septic system, wells, driveways, etc.; and (6) one copy of all county permits.

Please give us a call or send questions or concerns regarding the ACC to StagestopACC@gmail.com.

As a reminder - all RVs are to be off your property by October 1, 2020. Properties with a residence on it can have one RV over the winter. The ACC will be driving around in October to check for RVs. **Thank you for making the ACC's job easier.**

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 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.

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STAGESTOP OWNERS ASSOCIATION (SOA) BOARD MEMBERS / Info@soanews.org

President	Lynda Clay	303-791-0271
Vice President	Dennis Sheeran	719-836-1458
Treasurer	Doug Grush	719-836-4574
Secretary	Dan Galligan	720-385-8646
Member At Large	Ray Duncan	303-810-8213

ARCHITECTURAL CONTROL COMMITTEE (ACC) BOARD MEMBERS / StagstopACC@gmail.com

Chairman	Jess Staten	303-241-2215
Member At Large	Daniel Bernier	StagstopACC@gmail.com
Member At Large	Larry Thomas	303-472-7447

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 October 17, 2019 Stagstop 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 Stagstop by Wednesday - October 14, 2020 no later than 5:00 PM. Email (info@soanews.org), mail or deliver to: Dan Galligan, 493 Stagstop Road, SS-D5, Jefferson CO 80456.