

Minutes Approved 9.4.2022

Annual Meeting of the CFRMA

September 18, 2022

Minutes

In attendance: Bill Bridgers*, Doug Daubert*, Steve Dodge, Steve Haskin, Roland Jacobs*, Carrie Kahn*, Bonnie Martinez*, Melba Martinez*, Nestor Martinez*, Mark Mecketon, Stacy Pierce, Joe Pierce, Norma Schafer*, Dion Smith*, Miran Soskin, Karen Soskin, Ron Soskin, Rhonda Vanderhoff*, Jim Wilkins* (* in person attendance)

The meeting was called to order at 2:10pm, MT

Minutes from the August 17, 2022 Board of Directors meeting were approved. Minutes of meetings and contact information of Directors can be accessed on the Stagecoach Neighborhood Association Website as follows:
<http://stagecoachhills.com/roads/#calle>

Road Association Membership was reviewed and membership applications can be found on line at the Stagecoach Hills website shown in the last paragraph. There is no cost for membership but the document must be notarized and returned to any of the Directors. We will bundle 10 membership applications at a time and bring them to the County Clerk's office. The membership document is attached to the property owners Deed so any buyer will automatically become a member. Membership confers voting privileges. Although road maintenance dues are voluntary and all owners are encouraged to help to maintain the road, members are committed to paying their dues annually.

The treasurer reports a balance of \$3,672. The upcoming semi-annual insurance premium of \$1,072 is due in October. Approximately 48 of 77 owners have paid 2022 dues, totaling \$9,770. Some further payment is anticipated. It was agreed that a fiscal year beginning on January 1 of each year would allow better forward planning and a letter will be sent to owners alerting them to the change in timing of billing.

The Road Maintenance Committee decided to only improve the road with the foundation layer, or Pit Run material, and not to add an upper layer of base course, which is more gravel like and can be disturbed during snow plowing. We discussed grading and the adding of material and the Road Committee will meet again to work out a clearer schedule. Steve Dodge, who is a civil engineer has agreed to join the committee. Because funding through annual dues is insufficient, it was suggested that a pledge drive should be started to raise additional funds for badly needed road repairs. Participants in the pledge drive will make annual RMA contributions above standard annual dues committing to funding over a 3-5 year period, at an amount they deem appropriate.

The new construction fee was discussed. The fee currently stands at the same level as house dues (\$300/year.) In light of the degradation of the road caused by heavy equipment and the extra traffic due to subcontractors there was the agreement that the rate should be increased but the amount of increase will be determined at a future Board meeting. Since the Stagecoach Hills Neighborhood Association has design review approval for permitting, the rate for new construction can be presented at the pre-approval stage. It was suggested that Builders receive a letter explaining the reason for the fee, and also should educate their subcontractors to the 25 mph speed limit on the road.

The general membership voted to approve the following changes in the Bylaws:

Two sub-committees were formed, Finance and Road
There will be quarterly Board Meetings
2 unexcused attendances will cause removal from the Board

Bill Bridgers retired as both Treasurer and as a Director. Stacy Pierce will assume the Treasurer's job on September 1 and Steve Dodge will serve on the Road Committee. Nestor Martinez will be an advisor to the Road Committee

The qualification of the RMA for 501(c)3 non-profit status will be explored. If successful, our dues could qualify for Federal tax deductions.

The meeting was adjourned at 4:00pm

Respectfully Submitted,

Carrie Kahn
Secretary