

SOTHA BOARD MEETING TUESDAY, AUGUST 10, 2004.

The Shield 0 Terraces Homeowners' Board met at 5:30 PM at the home of Larry Leonaitis. Present were Eric Hansen, Sandy Holmes, Larry, Nancy Lowe. Marilyn Ogier (Gerry. was unavoidably absent), Sallie Shatz, and Michael Vernon. Observers present were Tom DiCecco, Kevin Michalson, and Ron Pingatore. The meeting opened with establishing procedures. For observers, it was decided that they could make a short statement at the beginning of the meeting about a matter or observation they wanted considered, answer any question addressed to them during the meeting, and make short comments when the meeting is over. For the Board itself, we are going to try to schedule four regular meetings a year at 5:30 PM on the second or third Tuesday of February, May, August and November. The annual association meeting will continue to be in July. The meeting notices, minutes of Board meetings and the regular meeting will be sent by E-mail to all members. These Board minutes will be mailed to those whose E-mail addresses we do not have. After this, the Board minutes and notices will be E-mailed to members whose E-mail addresses I have and mailed only to those members who make special arrangements with the secretary. The Board also voted to maintain the same officers: Larry Leonaitis President, Sandy Holmes Vice President, Eric Hansen Treasurer, and Nancy Lowe Secretary.

This year's bear problem is a matter of concern to all. Necessary precautions by all homeowners: keep all trash undercover, lock all doors and windows at night and when away, leave no food in automobiles and keep them locked at night. If a bear attacks or breaks in, immediately call the Pitkin County Sheriff at 920 5310 as a non emergency. Someone will take your phone number and the Sheriff will call back and try to track down the bear. Since our meeting most of you have received detailed bear precautions nom Pitkin County. Pitkin County requires new bear proof containers or face fine.

The Road Impact Fee will be renamed the Development Impact Fee and will remain at \$1 per square foot. In November the Board will consider whether to also charge this fee for remodeling over 1000 feet.

The Board next considered paving Shield 0 Road with chip and seal, as the County has done on Snowmass Creek Road. All discussed the advantages and disadvantages. The advantages include easier plowing, less gravel pushed to the side, and less need for regrading etc.

The disadvantages include more use by people who are not in the association, the cost, whether we have enough money for chip and seal, how much of the road to do, and how the membership feels. As far as non-members using the road now, Eric suggested talking to them, Tom DiCecco suggested renting a camera to find out who they are, and there was general discussion about the possibility of a gate. Larry suggested doing the road up to Old Pond at first. The regular plowing fund has about \$23,000, the capital improvement fund has \$500, plus the money owed. Of this fund, \$35,000 has been spent for the water tanks required by the county. Eric suggested assessing a per lot fee for the road.

Larry moved for a chip and seal committee, including Tom DiCecco who has had experience with the procedure, to find out the actual cost. We are polling the members to find out if they are interested in resurfacing (chip and seal) and are willing to pay up to \$2000 each for chip and seal. The Board voted for now to grade the road, experiment with using ground asphalt for road base and pull the ditches - as far as \$8000 will go. Independent Trucking and Excavation is ready to do the job.

Since we have no written contract with the Mesa Association to contribute to their road, Larry moved that all money we collect will go for the maintenance and improvement of Shield 0 Road. Our agreement with the county is to maintain Shield 0 Road as a suitable escape path for both sub divisions.

The purchaser of the Peace of Aspen at a tax sale feels the past dues on the property should be wiped out. Scott Harper, the attorney the Board has hired for legal help, thinks we can collect the road fee of \$4800 plus interest.

Scott Harper is also researching the charge that our homeowners' association is not legal.

. He has found evidence that we probably are. Michael suggested that Scott attend the November meeting to explain the matter to the Board. Larry reminded us that it is a sovereignty issue and that we need to be consistent in enforcing the association rules.

We discussed our policy for removing weeds, brush and old growth that create a fire hazard. This is covered in the covenants in 6.9. "Maintenance of Landscaping. Members shall make reasonable efforts to remove dead trees and bushes and all trash and debris from their properties. Sallie reminded us that the Colorado State Forest Service will match costs up to \$4000. The money for this year may be gone, but another appropriation is probable for next year.

Contact Scott Formby at 970 2487325, or Also at 222 South 6th S.E. Grand Junction, CO 81501-2771

The meeting adjourned at 7:45 PM

Respectfully submitted, Nancy Lowe, Secretary

If you received this by E-mail, please vote by reply either for or against chip and seal as mentioned above.

If you received this by mail please send me your E-mail address so you will continue to receive these Board meeting minutes and other information. Be sure to also send you vote for or against chip and seal as mentioned above.

If you do not have an E-mail address and wish to continue to receive the Board minutes, please indicate that on the enclosed post card along with your vote on chip and seal.

