

SOTHA BOARD MEETING – 12-01-04

The SOTHA Board met at 6 PM, Wednesday, December 1, at the home of Larry Leonaitis. Present were, Eric Hansen, Sandy Holmes, Larry Leonaitis, Sally Shatz, Michael Vernon, and by speaker phone, Nancy Lowe.

Old Business: We have not heard any more from Connie Harvey about using Shield O Road as an emergency escape route from houses she plans to build on her ranch for her family. The road was graded and surfaced with crushed asphalt from the bottom just past the second curve for \$9000. We will wait until spring to evaluate the surface. Kevin Michelson still owes the second half of his construction road fee. Eric will send him a reminder. Sandy Holmes is thinking of merging the adjacent lot they own into their house lot. If they do, she would like a refund of the fee paid to meet county requirements. If they divide the lots in the future, the fee would be owed.

Financial report: \$9000 was paid for the road, and \$3100 to Scott Harper, the lawyer. This leaves \$10,800 in the account. There is still some money owed for the money collected to meet the county standards for the road. Liens have been filed on the Shane property on Old Pond Road for fees for using Shield O Road for construction vehicles.

There was a long discussion about raising fees, and separating the funds used for the road, and those used for other purposes such as weed spraying, mailings, and legal fees. Scott Harper had pointed out that we should separate them. By a majority vote the fees have been raised and the new fees will take effect this year. For home owners living on the road the new fee will be \$500, of which \$250 is for the road and \$250 for the common fund; for lot owners on the road \$300, \$50 for the road, and \$250 for common fund; for those not on the road \$250 for the common fund. Payment will be due January 31, 2005.

Michael Vernon brought up the question of whether the Members who do not live on and use Shield O Road should be part of the SOTHA. There was a discussion about who would be eligible to get out and the procedures. It was decided that Larry should talk to Scott Harper about the possibilities and procedures for such a move, the part the board would play, and what the Covenants permit.

The history of the Association and procedures are laid out in the Covenants. The Board members are to E-mail Larry within the week to express their thoughts. Any Board members who want to attend the meeting may be present as hearers only.

The meeting was adjourned at 9:15 PM.

Respectfully submitted,  
Nancy Lowe, Secretary