

SOTHA BOARD MEETING WEDNESDAY, AUGUST 3, 2005

The SOTHA Board met at 7 PM on Wednesday, August 3, 2005 at the home of Sandy and Stewart Holmes. Present were Tom DiCecco, Eric Hansen, Sandy Holmes, Larry Leonaitis, Nancy Lowe, Gerry Ogier, and Sallie Shatz, Connie Harvey was present with a request, and Michael Vernon because of his knowledge of this request.

Officers were elected - Larry Leonaitis President, Sallie Shatz Vice President, Sandy Holmes Treasurer, and Nancy Lowe Secretary. Larry explained that the state has mandated bookkeeping that requires written resolutions to create more of a paper trail of the Board's actions. He also said that term limits should be in the by laws. For now the Board decided to have a three year limit on an officer's term.

That individual may, however, continue to serve on the Board if re-elected at the annual meeting of the membership. Also, special tasks are to be delegated to Board members or other members of the SOTHA.

Connie outlined her plan to put most of her 1810 acre ranch, which is adjacent to Shield 0 Terraces, into a conservation easement. With some of the acreage, she wants to set up six home sites of 35 acres each for her 6 children and a possible site for compatible use such as a camp. Only 2 acres on each of the children's sites would be allocated for the house, which would not exceed 5000 square feet. She has talked to us before about using Shield 0 Road for an escape route in case of fire. The county now wants the upper three lots, which are close to Shield 0 Terraces, to designate Shield 0 Road as the alternate access to their lots. Connie feels that they probably won't use Shield 0 Road regularly. She can also stipulate that Shield 0 Road will not be used for construction of these houses. She plans to include the two lots she owns in Shield 0 Terraces in the conservation easement. Great Outdoors Colorado is helping to make this possible, but the final decision must be made by December 10, 2005 to get this help. She needs an agreement in writing from us that these three upper lots can use Shield 0 Road. She is willing to meet with anyone, and also to pay our attorney's fees concerning this matter as long as they don't exceed the fees charged by her lawyer.

The conversation shifted to who would pay to improve the upper section of Shield 0 Road to her gate, if the county requires improvement. She has shared expenses there before. The expense would be split six ways. Connie would pay three parts for the upper three lots, Eric, Michael Vernon and Lester Crain each would pay one part.

Gerry moved that we approve her request, subject to the agreement of both lawyers, with the following conditions: Connie would pay legal fees as outlined above. The cost of any road improvements required by the county would be split six ways as above. Each of the three lots would pay the \$4800 fee, for improving the main part of Shield 0 Road; this is required by the county before a building permit can be granted. The three lots would be able to use Shield 0 Road and pay the annual road fees when the easement is granted. The Development Fee of \$1 a square foot for construction would be waived as long as Shield

0 Road is not used during construction. The two lots Connie owns in the SOTHA would go into the conservation easement.

Gerry will go with Larry to talk with our attorney, Scott Harper. Connie's attorney is Lennie Oates, who represented Goldie Hahn in handling the property she owned in the SOTHA.

Larry said that the agenda for the year mostly concerns the road. The balance in the treasury is about \$19,000. Gerry wants the Board to budget ahead for the year. He also feels that our attorney should help straighten our records such as expenses, payments, fees etc. Fees of \$59,000 are owed to the SOTHA. Michael will go through the bank statements and try to find the \$900 unaccounted for. He also said that we should not have combined the two road accounts.

Larry moved that we budget \$10,000 for Shield 0 Road improvements in the following order:

1. Drainage - clean culverts, drag ditches etc.
2. Grading
3. Put ground asphalt on more of the road as money allows.

Sandy suggested that we get three bids for the work and go with the best job. Tom will be point man for the road contract. Larry will ride up the road with Tom to go over what needs to be done. Tom raised the question of grading Casey Court, which has been badly eroded. It was decided to grade both Casey Court and Blue Sage Road.

Sally is concerned about the brush along the edge of the road in the event of fire and the need for emergency exit. Sandy reminded us that, according to the Covenants, it is the homeowner's responsibility. The homeowner should have 30 days to remove any excess brush, or the Association will remove it at the owner's expense. Sallie will pursue the matter for the Board.

Eric requested that he and Sandy be paid \$20 an hour for putting the treasurer's information back to incorporation in 2001 on Quicken. It was agreed by the other members of the Board with one abstention.

The next meeting will be at 7PM on Wednesday, September 14 at Tom's house.

The meeting adjourned at 10:10 PM.

Respectfully submitted, Nancy Lowe, Secretary