

SOTHA BOARD MEETING SEPTEMBER 14, 2005

The SOTHA Board met at 7PM at the home of Tom DiCecco. Present were Tom, Eric Hansen, Sandy Holmes, Larry Leonaitis, Nancy Lowe, Gerry Ogier, Sally Shatz, and Connie Harvey.

Tom reported on Connie Harvey's request for use of Shield O Road. The friendly law suit and easement are out since the SOTHA does not own the road but just maintains it. Connie's lawyers are ready to move ahead on a permit for right of use, and will Email the draft to the Board through Tom. The question came up about the two lots Connie owns in SOTHA. Connie wants to try to get TDRs on these lots for her own use before she adds them to the conservation easement, which she intends to do. This should be taken care of before building begins on the three lots. The road agreement will be void if the conservation easement does not go through. Larry suggests the agreement will be in force as long as Connie complies with the agreement. Tom suggest that we have it should be ratified at the next homeowners' meeting. The county will take up Connie's plan to put her ranch into a conservation easement on Monday, October 12, at 2PM. We should check the time ahead. As many of us as possible should attend.

The work on the road has been finished. Pulling the ditches cost \$4000 and grading cost \$2300 for a total of \$6300. That left \$3700 to apply more crushed asphalt, enough for ten loads. The material was applied from below Tom Gardener's almost to the Holmes' driveway. The gravel left on last year's macadam will wash off. Thw Board decided to go ahead and put crushed asphalt on Casey Court now while it is newly graded. The cost will be under \$500.

We talked about closing the road periodically to keep it private. Only a gate above Blue Sage would work.

There was an extended discussion of the budget and fees. From last year's homeowner fee of \$750 for each member, \$250 went for snow plowing, \$50 for road maintenance, and \$200 for other fees. From now on Sandy wants late fees to be on a percentage, billed quarterly. The fee for lot owners using Shield O Road will be the same as for homeowners. The probable budget for next year could be

\$20,350. That comes out to \$1000 per owner. Instead of doubling the \$500 fee, the Board voted to raise the fee to \$750 for the coming year with the possibility of raising it again next year to \$1000 for each member. Lot owners who don't use the road will continue to pay \$250.

The possibility of erecting a common center for trash was discussed and vetoed.

For general information, Sopris Surfer will install a T1 line to provide high speed internet service. There will be satellite lines at Rick Cote's, and Eric's. The cost will be \$300 to join - \$400 for those who want to be able to turn it on and off, and \$50 per

month. Eric Hansen is arranging this independently of the board and can give you more information.

Larry proposed the following changes in the by laws:

Article II ... four of whom shall be officers (instead of three)

Article III Each of the officers shall be a member of the Board of Directors.

(Strike "except the secretary")

Add to the first paragraph "Board members may not hold more that 3 consecutive years."

These changes were approved by the board.

The next meeting will be held at 7PM on Wednesday, September 28 at Nancy Lowe's. The agenda will include several items of unfinished business - procedures for collections; informing members who use the Mesa road of the procedure for getting out of the association; more work on the budget; development fee; closure of Shield O Road to keep it as a private road; looking over the list of resolutions and procedures recorded in the Board minutes since 2001, etc.

Respectfully submitted,

Nancy Lowe