

SOTHA BOARD MEETING WEDNESDAY, SEPTEMBER 28, 2005

The SOTHA Board met at 7 PM on Wednesday, September 23, 2005. Present were Tom DiCecco, Eric Hansen, Sandy Holmes, Larry Leonaitis, Nancy Lowe, Gerry Ogier, and Sally Shatz.

The minutes of the last meeting were read. Tom gave the report that the road work is finished, and the bill is pending. Sandy reported the receipt of the tax refund of \$1416.24, including interest of \$110.

The Board went over the final draft of Connie's request to use Shield O Road as an alternate route for the three houses her children plan to build on her ranch. She intends to put most of the 1810 acres into a conservation easement. The Board approved it. Larry, as president, will sign the agreement for the Board. The County will hold a hearing on the matter on October 12 in the afternoon. All members of the Board and SOTHA are urged to attend. Call first to learn the definite time of the hearing. Nancy will send a notice of the hearing to all SOTHA members a week ahead.

Larry mentioned that each issue has a point person, usually a Board member. In matters involving the services of attorney, Scott Harper, only the authorized point person should discuss the matter with Scott. Other Board and association members should express concerns to this individual. The Board approved this.

In order to maintain privacy, Shield O Road must be closed for 24 hours every 7 years. Notices of the closure must be published in the local newspaper, the fire department should be notified, and notices posted at each end of the road. Larry will put up the chains. The Board approved closure probably on Saturday, November 5. This will be a target date for future closings.

The Board took up the obligation of the two owners who are not in SOTHA but would use the road when they build. They are Tom Bradtke and the Stonywood Trust. They still owe the \$4800 required by the county for improvement of Shield O Road, which would be due at that time. There are questions about Susan Johnson's property, which Sandy Holmes and Tom will look into. Tom will also look into collection of and interest on the \$4800 owed by each lot owner.

Collection procedures. For those in arrears, Sandy can send out statements of amount owed along with the current bill. Gerry suggested that we determine a procedure for collection. After much discussion, it was decided that the following is a fair and equitable way to handle accounts: All bills will be due upon receipt and delinquent in 30 days.. After 90 days the bills will go into collection. Scott Harper will work out a form letter that he would send and follow up with a lien if necessary. The costs of collection, including legal fees, will be borne by the delinquent party as provided by the covenants. The Board approved this. Therefore, starting in February 2006, all accounts with a balance of \$1000 or more will be sent to collections. Sally will draft a letter to

all

members of the association to inform them of this procedure. This will go out with the bills October 1. There was discussion of the procedure for those who belong to the Mesa Road Association but live within the boundary of Shield O Terraces to end their membership in the SOTHA. This would have to be done by an amendment to the Covenants in two years, or five years after that. All costs would be borne by the affected members. The Board decided that, since for some time there has been no interest expressed regarding this matter, we will wait to discuss it again when and if it becomes necessary.

We went over several unfinished items. One was the packet for construction. We decided to go over it for any changes, and post it on the SOTHA web site that Tom has set up..it is:

<http://sotha.home.comcast.net>

There will be posted the Covenants, minutes of the Board and association back to 2001, pictures, the revised packet for construction etc.

No definite date was set for the next meeting. The Board will keep in contact by Email.

The meeting adjourned at 9:37PM.

Respectfully submitted,

Nancy Lowe