

[Shield-O Terraces Homeowners' Association]
[Annual Meeting---July 18, 2006 @ Sallie Shatz' home]

SOTHA general meeting 7.18.07

1st Kamie from the Forest service made a presentation about the fire mitigation in our sub division. She mainly focused on the road but talked about the Forest Services suggestions for homeowners.

Basically we have a continuous fire hazard from bottom to top. We need to reduce the fuel ladder and create fuel breaks. Our greatest obstacle is that our slope is 30%.

The Forest Service has a cost share a program to reduce fuels.

SOTHA easement is 40 ft easement- 20 ft on each side of the road. We need to clean out that easement and bring the vegetation down to "clumping standards."

Summary or the cost share program-

First we can talk to her at anytime and find out what she recommends for each homeowner. She and Eric Hansen did a tour of the subdivision before the meeting so she has an idea about each home/landowners situation.

There is a 50% cost share program to help comply with standards.

\$1200 per acreage

If you do the work yourself, your time is worth \$17 an hour or you can hire someone else to do the work.

She is going to email information for us to put on the SOTHA web page.

Actual meeting

In attendance-

Sandy+Stewart Holmes
Tom DiCecco and Margaret Walker
Kevin and Andrea Michaels
The Vernons
Nancy Lowe
Katie and Larry Leonitis
The Smiths
Marilyn Ogier
Sallie Shatz

Kelly+ Eric Hansen
Michael Brimm
Tom Gardner

Proxies- Nancy has 2.
Eric has 4 proxies- graham, Cote, Shane and Myers.
Kevin Michelson has 1 proxy- Whiddon

Total possible votes-33, we have 21- we have quorum [only 19 votes shown here]

Reading of the minutes of the last meeting was accepted.

The summary of board actions is on website.

Nancy Lowe was thanked for her many years of service to SOTHA as was Henry Lowe.

Sandy Holmes and Eric Hansen have put all our financial records on quick books. This was a tremendous effort on their part. Michael Vernon lent his expertise to help the project.

Now that we have a web page up and running (thanks to Kevin Michelson and Tom DiCecco, we will be posting- misc expenses, budget, meeting minutes etc on the web page.

After much discussion, the board decided on a two tiers system for collection- lot owners who build on road pay \$750 if i.e. your property or home is on Old Pond Way payment would be \$250.

Collections-

Statute of limitations- to fulfill the fiduciary responsibility to SOTHA, we are going to pursue legal actions against members who are in arrears. Colorado common interest ownership act (is on web page) has a 6-year limit to collect from the date the bill was due. Statutory liens where or not we filed on not in there. After 6 years of there is a loose of the right to collect these funds. The board authorized Tom DiCecco to talk to Scott Harper, our attorney on our behalf. Scott Harper confirmed that this was correct. Attempts have been made to contact all who are in arrears by phone and by email. Some are signing waivers for the statute of limitations. By July 21st or 22nd all paperwork will be filed so that we do not loose the \$57,000 we are owed.

Question- county assurance of holding building permits if there is a lien is not bullet proof. If it should slip through their process we would be out of luck. They are being helpful to us but they have no legal standing. We are going to go ahead and collect. "to the extent allowed by law" we will try to hold building permit...

Bradke and Stonywood trust-They are within SOTHA but would use road, is in consult as to their standing. We can collect legal fees. We will pay retainer for legal fees and be reimbursed. We can do small amounts through small claims court. The board is exploring if it can have a member represent us in small claims court. Will figure how to do it least impact on our funds.

Road maintenance- 2 years ago we put down recycled asphalt. The 1st section is good. The 2nd section is not so great. From the Papenfus driveway up to Pingatore is doing pretty well.

We are trying to keep the ditches clear and open, they will be cleared again. The board that is elected will decide what to do with the road. It is the policy of board to improve the road every year.

Last year we pulled all the ditches, this year's maintenance will be a fraction of last year. We spent \$10,000 on the road last year.

Thistles-this year we are at an all time high! White daisies are everywhere! Eric suggested we hit them hard if not unscented chamomile will take over everything. Eric will do 2 spraying this year. He will go 15-20 ft into each property from the edge of the road. If property members are not addressing their thistle problems we will call the county to approach the land/home owner to fulfill their legal obligation to tend to their thistles. Eric Hansen has been hired by the board to tend to the thistles and does a super job.

Becoming a government district- Instead of SOTHA doing collections, the county would get involved. Tom is in process of getting information about this. The county has the authority to collect our dues. It is unpleasant to have to enforce collections and still be good neighbors. Tom has been working hard on collecting arrearages. Once we get accounts under control collecting our dues should not be a problem. If we wanted to do it, it would be the same as our convents.

Review and ratification of board actions of prior year- Approved.

Thank you to current board. The big accomplishment from last year are- our financial books are on computer (quick books), SOTHA has a web page.

There is a limit to board term of three years to prevent burn out.

New board-

Eric Hansen
Tom DiCecco
Michael Vernon
Sallie Shatz
Larry Leonatis

Kevin Michelson
Michael Brimm

Trash removal- Dumpster- The only way to make this happen is to have the dumpster at the bottom of the hill. The new board will research options.

September 9th there will be an aid station at the bottom of the road for ride for the cure. watch out for the riders 9:30 to 3:30.

Motion to adjourn

[Sallie Shatz, Secretary]