

Shield-O Terraces Homeowners' Association

Board of Directors Meeting Notes – Tom DiCecco

Monday, July 2, 2007

These notes were made by Tom from the live recording of this meeting. They may be used as Minutes at the discretion of the Board.

Tom certifies that Notice of this Meeting was duly tendered.

Attending Board Members:

Kevin Michelson;  
Larry Leonaitis;  
Joy Hartman;  
Michael Vernon;  
Eric Hansen;  
Tom DiCecco.

Sallie Shatz was expected to attend by phone although she had not called.

Also attending was guest Victor Gerdin from the Mesa Road Association.

Since the annual meeting notices were not sent out, the prior intended date of July 11, 2007, was changed to July 25, 2007 for the Association Annual Meeting. Tom will send out a "Save the Date" email to all association members for which email addresses are known. Tom will phone members for which we do not have an email address. As soon as a location for the meeting is determined, an official notice will be sent by mail as required by the Covenants.

Members will be invited to bring a covered dish – hors d'oeuvres type – or other crudités to the annual meeting.

Collection case update:

Bradtke:

Bradtke's attorney Tom Todd made an unsatisfactory offer to settle for \$400.00 upon signing, then \$200.00 per month. Tom instructed our attorney to counter-offer with a plan to pay off the debt within a maximum of two years, plus a confession of judgment that will not be filed unless there is a default.

Johnson:

Pitkin County Court has granted a stay of proceeding of our case pending resolution of the dispute between Johnson and Dwight. According to our attorney, John Lassalette, both Johnson and Dwight now consider the parcel as worthless

since, by unknown means, the development right was unknowingly conveyed to Quast during a lot line adjustment. Lassalette states that we must wait until the Johnson/Dwight dispute is resolved before proceeding.

Stonywood:

We are still waiting for execution of our judgment. No date has yet been set.

Tom reported that the SOTHA web site must be relocated since he will no longer have access to the current server located in Atlanta, GA. The consensus of the Board was to apply for its own domain name such as shieldoterraces.org, and transfer the web site to a domain under control of the Association. Kevin will perform the administrative work of establishing a domain name for the Association and acquiring web space from a local server. Tom has already waived all rights as to work product for the web site he created and assigned all rights thereto to the Association. Upon the new web space being established, Tom will transfer the entire site as it currently exists to the new server.

The Board discussed having approved at its prior meeting on June 21, 2007, the payment of \$308.00 for each of the five Old Pond Way residents for them to continue using the lower section of Mesa Road. The Mesa Road Association had apprised us of their resolution to accept our payment for these residents. Tom will draft a letter to Mesa that will accompany the payment. The Mesa Road Association had rejected our proposal to trade this for our relieving them of maintenance of Old Pond Way and upper Shield-O Road from the tee to the Smiths.

The Board extensively discussed the Emergency Management Plan And Agreement between the Mesa Road Association and SOT. Victor Gerdin, for the Mesa Road Association, agreed to perform a financial audit of their records to discover what was spent for the county mandated road improvements for removal of the building moratorium. We agree to conduct a similar audit and share the information with each other.

The Board discussed the work stoppage on the Whiddon Driveway. The stone wall that was approved and agreed within the specification presented by Whiddon or his excavator has not been completed and there has not been further work done in weeks. Tom will send a letter to the excavator, S&M Excavating, (Tom Martin) inquiring as to the work stoppage.

Tom will communicate with Pitkin County Planning Board (Cindy Newbin??) to promote better communication with the Association when a permit or 1041 request is made.

Eric will send Tom the contact information of the lawyer for the new owner of the Erickson property.