

SOTHA Board Meeting

06/24/08

Minutes

Meeting held at the home of Andrea & Kevin Michelson

- Call to order
- Establish Quorum
 - *Attendees:*
 - *Michael Vernon, Eric Hansen, Joy Hartman, Sally Shatz, Stewart Holmes, Kevin Michelson, Nancy Lowe*
- Minutes of Prior Meeting 02/05/08 – *Approved*
Email Collaboration 05/12/08 – *Approved*
- Treasurer's Report – Cash Basis – *Approved*

Old Business:

- Tillman Property – Appeal of Hearing Officer's decision scheduled 6/25/08, Noon.
 - *The situation was briefly discussed by the board, and the board concluded that no representation at the appeal was required.*
- Lawsuits
 - Bratdke – Treasurer reported that the receivable has been paid, and the case is closed. At some point in the future, the property will need to be included in the HOA for proper road access*
 - Stonywood – Since the case was dismissed upon agreement from both parties, the board has elected to remove the receivable from the accounting of the HOA. If the property owners choose to develop the property and utilize Shield-O Road as access, the moratorium payment of \$4,800 + 12 % APR interest from June 1, 2000 (date will need to be confirmed) will be due to the association.*
 - Johnson – Michael Vernon agreed to present and discuss the matter with a local attorney at Brandt + Feigenbaum PC.*
- Road Sign – *The board has recognized that Eric Hansen has the new road sign at his home and will need to be installed.*
- Water Rights – *After some discussion, the board resolved to allocate enough money in next fiscal year's budget to pay the outstanding balance from Beach Resources.*
- SOT/SOM Agreements – *The board concluded that further discussions with Shield O Mesa Road Association were required to develop a long term agreement for any/all homeowners that use Mesa roadways for access. The board resolved to allocate money in the budget to pay the Mesa Road Association for Old Pond Way residents to access via Mesa Road.*

New Business:

- Bylaws
 - The board agreed to present the idea of 5 board members rather than 7 at the next annual meeting.*
- Drainage at Sparcs driveway
 - *The board agreed that a drainage problem exists where the Sparcs driveway meets Shield O Road. Kevin Michelson agreed to draft a letter notifying the Sparcs of the issue.*
- Real Estate Signs
 - *Steven Shane raised a concern regarding all the real estate signs at the base of Mesa road. The board agreed that they do not have any power to govern the existence of the signs at the base of Mesa Road as that area is part of the Mesa Road Association.*
- Wildfire Mitigation Update
 - *Eric Hansen reported that only \$6,000 worth of work would be required to complete the work that began the previous summer. \$3,000 will be refunded by the Colorado State Forest Service. The board authorized the continuation of the work and budgeted accordingly.*
- 08-09 Annual Budget
 - *The proposed Budget was reviewed by the board with some minor adjustments. The budget will be presented at the annual meeting for approval.*
- Road Maintenance
 - *Many residents of Old Pond Way expressed that the condition of Old Pond Way needed improvement. The board resolved to make the road maintenance of Old Pond Way the number 1 priority of the road maintenance scheduled to occur this summer.*
- Web Site
 - *Kevin Michelson reported that he had modified the “look” of the web site while maintaining the same content. Board members were asked to review the web site and offer suggestions for improvement.*
- Trash building
 - *Kevin Michelson presented the idea of a trash/mail building at the beginning of Shield O Road. He agreed to discuss the idea with Lauricella.*
- Caucus Party
 - *The Snowmass Capital Creek Caucus has a party scheduled for June 28th at Moon Run Ranch from 4-8 PM.*
- Date for Annual Meeting
 - *The board agreed to hold the annual meeting at the home of Andrea and Kevin Michelson July 28th at 7 PM.*

Meeting Adjourned

Minutes recorded by Kevin Michelson