

SOT Board Meeting – August 27, 2008, 7:00PM

In Attendance:

Michael Vernon  
Kevin Michalson  
Hawley Smith  
Eric Hansen  
Joy Hartman  
Larry Leonaitis

Election of Officers

Michael Vernon- president  
Kevin Michalson – treasurer  
Larry Leonaitis- secretary  
Larry Leonaitis, Eric Hansen – co-signers on bank account

Michael brought up the following topics for attention in the coming year:

**IRRIGATION WATER-**

There is a possibility of reopening of the ditches for irrigation water. At this point it is only an exploration. Hawley Smith is in contact with water experts to examine feasibility. There are a number of unanswered questions and this issue is in a discovery phase.

**OUTSTANDING RECEIVABLE-**

Michael brought up the issue of the Susan Johnson property. The present receivable is at \$18,150. Kevin brought up the possibility that this property may not be buildable. This would greatly reduce the amount that is actually outstanding. Michael noted that even with our lien, we may not be able to collect without buying the property, as we are in a secondary position. He will consult with consul.

**SNOWPLOWING**

Eric explained the choices available for the coming season. We will try to coordinate with the Mesa Road Association to use the same service. We will know more after the Mesa annual meeting in September. Eric is purchasing a larger snow cat for pushbacks. Kevin noted that we need a more defined agreement on rates and responsibilities with Hal Hartman and others who perform limited plowing services.

**BRUSH CUTTING FOR FIRE SUPPRESSION**

Eric noted that cutting of brush will continue. A chipper will be brought in for the cut brush. We are anticipating a partial reimbursement from the state.

**ROAD ASSOCIATION RESPONSIBILITIES**

Michael noted that we still haven't resolved the issue which road association has responsibility for road plowing and maintenance on certain parts of upper Shield O Road, Old Pond Way and the upper Mesa road. We will try to meet with Nancy White and

others of the Mesa Association before their annual meeting in September. There are also some members that pay into both associations.

#### DUES BILLING

Kevin noted that we will be sending out a semi-annual billing soon in the amount of \$700.

#### REVIEW OF BYLAWS/COVENANTS

Michael believes that now is a good time to review the bylaws to strengthen and better define the operating rules of the association. Kevin will get some bylaws and covenants of other associations in the valley for us to consider. We will then determine if it is appropriate to have consul look into further action. Hawley proposed the concept of grandfathering in existing homeowners from any architectural issues. Eric brought up the problem with snowplowing when homeowners place shrubbery & irrigation in right of way.

#### THISTLE/WEEDS

Eric noted that the county is in the process of issuing notices of non compliance for weed control. There are a number of areas where there is a significant infestation. The county may spray the thistles and charge the landowner.

#### NEXT MEETING

A meeting is tentatively set for mid November.

#### ADJOURNMENT