

SOT Board Meeting - November 5, 2008

The meeting was held in the home of Eric & Kelly Hansen.

In attendance:

Michael Vernon
Kevin Michelson
Eric Hansen

Hawley Smith participated by phone.

Not attending:

Sallie Shatz
Joy Hartman
Larry Leonaitis

IRRIGATION WATER-

Hawley walked the ditch with Gary Beach and believes that the project is feasible. He will be talking to Mike Johnston regarding participation in the project.

SUSAN JOHNSON RECEIVABLE-

Michael consulted with Garret Brandt, attorney regarding this outstanding receivable and learned that the lot may have no development rights. The lot is being foreclosed on by Lani Quast in January and our receivable may be lost except for 6 months of dues (\$710). The Board does not believe it prudent to spend additional legal fees in pursuit of the additional outstanding debt. Eric will notify the County Treasurer of our intent to receive the \$710.

SPARKS DRAINAGE

Mark Sparks has yet to complete the driveway drainage to his lot and will be notified that if not completed by this spring he will be subject to board action including any fines or remedial action.

SNOWPLOW SERVICES

1st Choice Properties was again selected to be our snowplow contractor. Any homeowner is encouraged to contact them with regard to plowing of their personal driveways. It was acknowledged that they have provided good service for the past 5 years and are also plowing the Mesa.

RECEIVABLE ENFORCEMENT

Kevin noted that our receivables are mostly current (except for Johnson) but asked if a procedure could be established to encourage members to pay more promptly. We discussed the issue and decided to review late payments in the spring and adopt a more formal policy of notification and enforcement.

FIRE MITIGATION

The fire mitigation has been completed for the year at a cost of \$6,740. Eric will be meeting with the Colorado State Forest Service regarding our rebate which we expect to be approximately \$3000.

SPRING MAINTENANCE

It was noted that spring maintenance will include additional work on Sheildo road, weed spraying and possibly mowing along the road shoulder. Weeds have gotten to be a large problem on certain lots and the board will review the situation in the spring to ensure that adequate spraying is provided.

SUBCONTRACT SERVICES

It was noted that our insurance policy includes coverage for our subcontractors. Eric has volunteered to draft a contract to be used with our subcontractors to eliminate any confusion as to responsibility and rate of pay.

WALKER BRINSON ACTIVITY ENVELOPE

The Walker Brinson Activity Envelope was reviewed. The envelope as drawn does not protect the 30' roadside and utility easement near the southern point and may restrict snowplowing and road maintenance. Kevin volunteered to respond to the Pitkin County Planning office noting our concerns and asking that the envelope be corrected.

SOTHA & MESA AGREEMENT

Michael reported that a meeting was held on September 3, 2008 with Victor Gerdin & Nancy White of the Mesa to discuss a more formal agreement as to the shared road maintenance. Eric and Kevin were also in attendance. There were several items that could not be agreed upon and the board believes it should follow up next spring after the snowplow season.

ADMINISTRATION SERVICES

Kevin renders services to SOTHA as bookkeeper and secretary. His services are necessary, valuable and appreciated. The board unanimously approved an hourly rate of pay of \$40.00 beginning 11/1/08.