

SOTHA Board Meeting
3/25/09
Minutes

Meeting held at the home of Andrea & Kevin Michelson

- Call to order
- Establish Quorum
 - *Attendees:*
 - *Michael Vernon, Eric Hansen, Joy Hartman, Larry Leonaitis, Kevin Michelson, Hawley Smith (by phone), and Rick Cote.*
- Minutes of Prior Meeting 11/05/08 – *Approved*
- Treasurer’s Report – Cash Basis – *Approved*
- Receivables
 - *Receivables were reviewed. It was agreed to monitor the arrearages.*
 - *Kevin Michelson agreed to ask Tom DiCecco to engaged Connie Harvey regarding the outstanding receivables on her two lots.*

Old Business:

- Tillman Property – Status?
 - *The Tillman property is still in litigation, no court date has been set.*
- Johnson – Actions on Receivable(?)
 - *The board concluded that the Association has limited ability to recover arrearage of Johnson dues because of foreclosure of lien ahead of the Association’s lien.*
- Road Sign – Needs to be installed
 - *Eric has road sign at his house. He will install later this spring.*
- Irrigation Water
 - *Hawley is investigating obtaining water rights for upper ditch.*
- Subcontractor Service Contract
 - *Eric will develop a service contract for the Association to use with any subcontractor working for the subdivision including snowplowing.*
- Sub-Contractor insurance
 - *The Association is covered by our liability insurance for acts of subcontractors.*
- Drainage at Sparcs driveway – June 1, 2009
 - *In a letter to the Association, Sparcs agree to fix the problem when they begin construction on a new home, but no definite time frame was given.*
 - *Kevin Michelson agreed to contact the Sparcs and inform them that the current solution to the problem requires regular maintenance.*
 - *Kevin agreed to cut a small ditch by the seep in Sparcs driveway to keep water from damaging the road.*
- Wildfire Mitigation – Reimbursement check received, upcoming spring
 - *The Association received a reimbursement for wildfire mitigation efforts preformed in the summer of 2008.*

- Snowplow services – First Choice
 - *A plow service other than First Choice has indicated interest in doing snowplowing for the Association next year.*
 - *There is general agreement that First choice is doing a good job.*
 - *The Board agreed to place the 2009-2010 plowing contract out to bid.*
- Weeds – Pitkin County notices of non-compliance
 - *Pitkin County weed control has indicated that there will be increased emphasis on individuals to control the weed problem in the subdivision.*
 - *The Board concluded to monitor the efforts of Pitkin County to enforce the individual property owners while the Association continues all weed control efforts for the subdivision roadways.*
- SOT/SOM Agreements – Current invoice from SOM not paid.
 - *The Board agreed to increase efforts to reach an agreement with the Mesa Association on a fair resolution of responsibilities for road maintenance.*
 - *The Board agreed to release the payment to SOM as requested.*
 - *Kevin Michelson agreed to draft a proposed resolution and present to the Board.*
- Review of bylaws and covenants
 - *The Board will remain committed to review changes in requirements to stay in compliance with state regulations for the Association.*
 - *The Board identified the ability to make major changes to the bylaws and covenants in 2013.*
 - *The Board resolved to step up the efforts to improve the bylaws and covenants 2-3 years prior to 2013 in order to be prepared for the timing.*

New Business:

- Fire Mitigation
 - *The Board authorized Eric Hansen to continue fire mitigation clearing in the spring before the leaves come out.*
 - *An emphasis on shall be placed on the mitigation of Old Pond Way.*
 - *The Association will be eligible for reimbursement of some of the cost from the state.*
- CCIOA compliance – Surplus Funds
 - *Kevin Michelson agreed to create a revision to the Association Rules for determining the amount of reserve funds that the Association will hold.*
 - *The Board resolved to create a minimum amount equal to the current fiscal year's assessments, and establish additional reserves for any capital expenditures.*
 - *The Board also resolved to hold any surplus funds in accounts insured by the U.S. Government.*
- SOTHA Plat Map
 - *Kevin Michelson presented an idea to create a map of the Association utilizing the mapping information for the Pitkin County GIS/Mapping department.*
 - *Kevin Michelson presented an estimate of the cost to be ~\$650.00 including work performed by Kevin @ \$80/hr.*
 - *The Board authorized Kevin to obtain the CAD line work from the Pitkin County Mapping Department and create the map.*

The annual meeting will be held in July at a time to be determined.

The meeting was adjourned.