

SOTHA Board Meeting
06/04/09
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, and Nancy Lowe.*
- Minutes of Prior Meeting 3/25/09 – *Approved*
- Treasurer’s Report – Cash Basis – *Approved*
- Receivables
 - *Receivables were reviewed. The Board agreed to contact all members with outstanding dues beyond 90 days.*
 - *The Board agreed to retain an attorney to collect receivables if necessary.*

Old Business:

- SOTHA Map
 - *Two maps of the Association were obtained from the Pitkin County GIS department. One map shows Property Lines and Property Owners. The second map shows an aerial photo with topography and property lines.*
 - *The Board agreed to post PDF versions of each map on the web site such that members can download the maps and have them printed.*
- Tillman Property – Status
 - *The Tillman property is still in litigation, no court date has been set.*
 - *A motion to dismiss the case from the Tillman Estate was denied.*
- Johnson – Actions on Receivable
 - *The Board agreed to place a lien on the property.*
- Road Sign
 - *The road sign has been installed.*
- Irrigation Water
 - *Irrigation water was not discussed because Hawley Smith was not present.*
- Contractor Service Contract
 - *Eric Hansen presented service contracts for snow plowing and push backs.*
 - *The Board requested a service contract for snow plowing from Hal Hartman.*
- Association Insurance
 - *Liability insurance was reviewed. The current policy will protect the Association in the case of uninsured Contractors.*
- Drainage at Sparks driveway
 - *The Board agreed to continue to work with Marc Sparks to find a permanent solution to the drainage issue.*

- Wildfire Mitigation
 - *Eric Hansen reported that some work had been completed on Old Pond Way. More work will continue with weather permitting.*
 - *A rebate from the Colorado State Forest Service is expected for the work completed.*
- Weeds
 - *Eric Hansen reported that some work for weed control along the roadways had been completed. More work will continue with weather permitting.*
- SOT/SOM Agreements
 - *The Board discussed various approaches to come to an agreement with the Mesa Road Association regarding road usage and maintenance.*
 - *Kevin Michelson agreed to communicate with the Mesa Road Association to work towards an agreement.*

New Business:

- Future Legal Representation
 - *The Board agreed not to retain any legal representation at this time.*
- Adoption of New Association Rules
 - *The amended Association Rules were reviewed and approved.*
 - *The amended Association Rules now include a section relating to surplus funds and provision for reserves.*
- 2009-2010 Budget
 - *The Board reviewed a draft budget for the next fiscal year.*
 - *The Board agreed to reduce the annual dues to \$1,300.*
- Schedule Annual Meeting
 - *The Annual Meeting was set for Wednesday, July 8, 2009 at 7:00 PM with the location to be determined.*