

SOTHA Board Meeting 7/22/09

These notes were taken from a digital recording of the meeting and, upon the Board's approval, may be used as Minutes of the meeting.

Notice of the Meeting was given by the President, Michael Vernon, on Thursday, July 16, 2009 for the meeting to be held at Kevin Michelson's home on the following Wednesday, July 22, 2009 at 7:00 P.M. Eric Hansen responded by email with a waiver of notice.

Michael called the meeting to order at 7:03 P.M. and gave permission to record the proceedings.

The attending Directors were Michael Vernon, Joy Hartman, Mark Reagan, Kevin Michelson, Tom DiCecco, and Hawley Smith. (6)

Also attending was Association Member Margaret Walker.

Michael declared that a quorum had been established.

Upon Motion unanimously adopted, reading of the Minutes of the 6/04/09 Board Meeting was waived and said Minutes were approved as posted to the web site.

Kevin reported that the Treasurer's Report would be exactly the same as he had reported at the July 8, 2009 Annual Association Meeting. There was no further discussion.

There was discussion of the officers for the 2009/2010 year.

With no further nominations from the floor, upon Motion unanimously adopted the following slate of Officers was nominated and elected to serve a 1-year term:

**Michael Vernon, President;
Eric Hansen, Vice President;
Kevin Michelson, Treasurer;
Tom DiCecco, Secretary.**

Board members agreed to contact members with outstanding accounts for collections.

Michael expressed a concern for a set procedure to effect collections. Tom pointed out that the Association Rules clearly cover the methods of collection. Various approaches to advising members that their arrearages were about to go to collections were discussed. The board agreed to address any arrearages on a case by case basis.

The Board asked Tom to record a Lien on the Johnson Lot (under current name) for the assessments due subsequent to the foreclosure.

Kevin indicated he would like to clean up the records regarding the uncollectable arrearages on the Johnson Lot. He would then advise Tom of the current arrearages for the current owner, so Tom can then file the lien.

Upon Motion unanimously carried, Kevin is authorized to clean up the records on the old Johnson arrearages and advise Tom of the current arrearages to be liened currently on that lot.

Kevin summarized a lengthy discussion regarding the arrearages on the Harvey lots:

- Connie needs to understand that annual dues, administrative charges, and finances charges are applicable to the two lots;
- The Board is receptive to a petition from Connie to amend the Covenants to exempt her lots from the Association Covenants and Rules.

Tom agreed to communicate with Connie regarding these arrearages.

There is a general consensus among Board Members that the Covenants are in need of amendment. Tom mentioned that to the best of his recollection, there has never been a 67% quorum at Association meetings as is currently necessary to amend the covenants. In this regard, Tom will outline for the Board, the procedures to petition the Court to reduce the quorum requirement to 51%.

The board agreed to continue efforts to eliminate noxious weeds from the association by performing an additional spraying this summer.

The drainage problem at the Spark's driveway was mentioned and Kevin will continue communicating with Sparks to correct the problem.

Tom will draft a proposal for the Board to consider converting prior surplus funds to a reserve.

Tom reported that he is about $\frac{3}{4}$ through reading CCIOA, particularly to find areas where the Association may not be in compliance. He will soon report his findings to the Board.

Kevin pointed out as a result of the new maps that he acquired from the county, there may be an additional lot in SOT that is not being assessed. Tom will be research this and report by email or by the next meeting.

There was a brief discussion on the ramifications of paving of Shield-O Road from Snowmass Creek Road to the flat area near the Gardner residence. No action was taken.

Kevin inquired as to a method to document the agreement that Stonywood will pay the original special improvement assessment of \$4,800.00 according to their stipulation. Whether or not the stipulation can be recorded will be researched.

Kevin is making diligent attempts to come to an agreement with Shield-O Mesa Road Association regarding certain members' usage of each other's roadways. As a member of both SOTHA Board and SOMRA Board, Mark agreed to work with Kevin on this effort.

The next Board Meeting was tentatively set for September 9, 2009.

There being no further business to come before the Board, the meeting was duly adjourned at 9:37 P.M.

Respectfully submitted,

Tom DiCecco
Secretary