

Shield-O Terraces Homeowners' Association
Board of Directors' Meeting
November 11, 2009

This meeting was held at Kevin Michelson's home and was convened at 7:15 PM MT.

Attendance:

Michael Vernon, Kevin Michelson, Mark Regan, Eric Hansen, Joy Hartman, Tom DiCecco (by phone), were present and a quorum was established. Hal Hartman. Nancy White (from Mesa Road Association)

A Motion was unanimously adopted to waive the reading of the Minutes of the September 9, 2009 Board meeting and to approve and adopt the Minutes as presented by Tom.

Treasurer's Report - Kevin. \$54,840 on hand. AR is current.

A Motion was unanimously adopted to accept the November 4, 2009 Treasurer's Report as submitted by Kevin.

A discussion ensued regarding the possibility of an agreement between SOTHA and the Mesa Association regarding road use and maintenance.

Nancy White reported that the trucks that had serviced SOT roads had been using MESA Road without prior permission. Nancy requested that SOT reimburse Mesa for the damage caused by the trucks. She will check the costs and let us know.

Kevin pointed out that similar to SOT's payment to Mesa to accommodate Old Pond Way members' use of Mesa Road, Mesa should consider compensation to SOT for Mesa Member Smith's use of Shield-O Road. Additionally, SOT would consider compensation for SOT member, Cote's use of Mesa road from his driveway to the "T" at Shield-O Road.

Hal Hartman agreed to do an analysis regarding the cost to maintain the various sections of roadways that are used by members of both associations.

Nancy requested a copy of the Minutes of the meeting and left the meeting.

Old business:

Kevin reported that all the briefs are in on the Lowe/Tillman lawsuit, and the judge

will soon make a decision regarding the Tillman application for an activity envelope.

Kevin reported that the Johnson property was foreclosed by Quast, then sold by Quast to Sonson.

Wildfire Mitigation

Eric reported that Colorado State Forest Service has authorized funds for additional fire mitigation work in the Shield O Terraces.

Michael mentioned that he has not had time to review the Association Rules to assure that the verbiage to authorize a surplus account is contained therein.

Sparks Driveway:

Kevin related that a letter had been sent to Sparks reminding them of the deficiencies and requested that it be addressed by June of this year. Sparks believed that anyone can go there regularly to create and service a ditch to handle the water run-off. Kevin got info that related the only proper way to permanently repair is to break up the wall and address the spring source of the water. Tom Friel, of Roaring Fork Landscape Company, suggested a double french drain system would suffice.

Tom related that he believes it time for the Board to send a letter to Sparks to inform him that HE shall address the problem or suffer consequences afforded by the Covenants or Rules.

Tom related a MOTION unanimously carried referencing the prior letter Kevin had sent to Sparks, informing him of his obligation to correct the water drainage problem near the base of his driveway.

Tom was asked to draft the letter and send it to the Board.

Michael related that Attorney Garret related that it still is an open item on his schedule to respond to the idea that the Quast lot line adjustment caused a new property owner within SOT.

Road Maintenance report by Eric.

The board agreed that a snow fence on the Johnston property may greatly reduce the snow removal costs on Shield O Road in front of the Goldsmith's home. Kevin

offered to call Johnston to discuss placement.

A Motion was unanimously carried to approve [\$1,500.00] to erect a snow fence upon approval from the Johnston's.

Land Use Apps.

Walker-Brinson - a recorded plat was submitted to Pitkin County.

Sparks - A Motion was unanimously carried for Kevin to respond to Pitkin County suggesting approval for the Sparks amendment.

Bradtke - Kevin suggested the SOT require membership prior to approval, and that no development occur where water may be located.

Kevin Moved that a letter be drafted to Pitkin County with a copy to Fr. Tom Bradtke to addressing the issues. Eric suggested that a meeting occur with Fr. Bradtke. I do not recall or hear an actual vote taken on this motion.

Connie Harvey's lots were discussed.

The irrigation ditches were discussed.

Motion for adjournment

2 hrs 40 mins.