

**SOTHA Owners Meeting**  
**August 9, 2011**  
**Minutes**

@ Michelson's Home

- Call to order
- Establish Quorum 14 present with 3 proxy's (33 members total)
  - *Owners attending*
    - HANSEN - ERIC & KELLY
    - proxy: GRAHAM - JAMES
  
    - HARTMAN - JOY
    - HOLMES - STEWART
    - KRAUNZ - JEFFREY T & KIMBERLY
    - LOWE - NANCY
    - proxy: LAURICELLA HANK
    - proxy: HOLLIDAY SUSAN
    - MICHELSON - KEVIN & ANDREA
    - NIXA - DAVID & JILL
    - OGIER - MARILYN
    - REGAN - MARK & CAROLYN
    - SCHNEIDER - SID
    - SMITH - EMILY & HAWLEY
    - TEITELBAUM - JILL, MEYERS - BUDDY
    - VERNON - MICHAEL
    - DECECCO – TOM, WALKER - MARGARET
- *Minutes of Prior Board Meeting 7/26/11*
  - *Motioned and approved*
- Explanation of new covenants
  - Peter Thomas will not be attending tonight
  - A conference call will be attempted
- Treasurer's Report – Cash Basis
  - Budget report and treasurer's report
  - Discussed surplus
  - Discussed a cap on the covenants
  - Discussed surplus funds
  - No motion
- Receivables

**Old Business:**

- New draft of covenants (conference call with Peter did not work)
  - Discussed
    - Rewriting covenants every 10 years
      - Tidy of loose ends

- Current declaration did not conform to
    - Protection of HOA from lawsuits
    - Importance of getting comments from homeowners
    - Getting an letter of opinion from Peter Thomas
    - CCIOA compliance
  - *Set up a time for comments September 15, 2011*
    - *Motioned and approved*
- Wildfire Mitigation
  - Discussed
    - Loop agreed upon by Mesa and Terrace
    - 3 exits
    - Homeowners should have exit plan
    - 50% copay for mitigation of brush
- Weeds
  - Discussed
    - Homeowners responsibility
    - Herbicides, milestone
    - Spray target
    - 15 feet from water sources
    -
- SOT/SOM Agreements

### **New Business:**

- Road Maintenance
  - Discussed proposed budget
  - Cost of pavement over time
  - Design by civil engineer
  - *Board to look into paving further*
    - *Motioned and approved*
- Nominations for the board
  - Nominated
    - Dave Nixa
    - Margaret Walker
    - Kevin Michelson
    - Mark Regan
    - Eric Hansen
    - Joy Hartman
  - *Nominations closed*
  - *Motioned and approved*
- Owners comments
  - Jeff Kraunz
    - Have HOA propose to County to install a yellow line on Snowmass Creek Road
  - Hawley Smith
    - Cacaus Picnic August 21 @ Moon Run Ranch, 4 to 7pm
- *Adjourned*

- *Motioned and Approved*