

SOTHA Board Meeting  
October 4, 2011  
Minutes

Location: Kevin Michaelson's Home

- Call to Order
- Establish Quorum – Board Members
  - Kevin Michelson
  - Michael Vernon
  - Dave Nixa
  - Mark Regan
  - Eric Hansen
  - Joy Hartman
  - Margaret Walker (by phone)
- Homeowners attending
  - Ron Pingatore
  - Henry Lowe
  - Tom DiCecco (by phone)
- Minutes approval of Annual Owners Meeting
  - Minutes not completed
- Minutes of Board Meeting 7/26/11
  - Approved
- Budget Presented
  - Discussed
  - Treasurer's Report approved
    - Motioned and Second
- Election of Officers
  - Election of officers
    - President Eric Hansen
    - Vice President Kevin Michelson
    - Treasurer Michael Vernon
    - Secretary Mark Regan
    - Officers Motioned and seconded

Open Discussion

Covenants and amended documents

- Discussions
  - Henry Lowe questions'
    - Easement of road status
  - Tom DiCecco
    - Prescriptive easement
  - Covenants and amended documents
    - work in progress

- Future maintenance of Road needed to be addressed in document
  - Stony brook easement needs to be more permanent for future owners of property in SOTHA
  - Discuss direction for future work on Covenants
  - Discuss need for less restrictive wording
  - Discuss is the HOA subject to CCIOA?
  - Covenant work and approval of owners
    - Need to talk to owners about it
    - Each board member will take 4 homeowners to contact and present the reason and the essence of the new covenants
    - Margaret will produce a bulleted statement that we can all use to present to homeowners
      - Board members to create input for statement
- Easement Work
  - Kevin to approach attorney about easement
    - This in addition to Covenantance work.
  - Motioned and Approved
- Payment to Peter Thomas?
  - Motioned and Approved to write a check.

#### Old Business

- Road Maintenance
- Snow Removal contract
  - Contract with Hal Hartman signed by Eric Hansen
- Wildfire Mitigation
  - Budget of \$2500 for next year is appropriate
- Tillman Property
  - Discuss work session meeting on Tillman property
    - Discuss proper notice and need for advance notice
  - Henry Lowe
    - Discuss needs for participation with proper notice and important issues, statements that effect Snowmass Creek Caucas and Pitkin County Planning.
    - Tillman review Nov 10, 2011 meeting about land use.
      - Board agrees to wait to see outcome of meeting.
- SOTHA/MESA agreement
  - Discuss
    - New board of Mesa needs to be presented with inconsistencies
    - Need formal agreement
- Tom DiCecco's 14 points
  - Discussed status on the points that Tom presented in an email to the board which was a cumulative list of what he has asked in previous emails

Meeting adjourned. Written and submitted by Mark Regan