

SOTHA Board Meeting
February 8, 2012
Minutes

- Call to order
- Establish Quorum – Board Members Present
 - Joy Hartman
 - Michael Vernon
 - Kevin Michelson
 - Eric Hansen
 - Mark Regan
 - Margaret Walker
- Others attending
 - Ron & Dana Pingatore
- *Minutes of Prior Homeowners Meeting*
 - *No notes*
- Presentation by Tom Newland, regarding Tillman Property
 - Discuss new Tillman Application
 - Setbacks
 - Height
 - Floor plans
 - Possibility for community trash
 - Easement needed
 - Not part of application
 - Comments due 3/2/12
 - Story poles for ridge of roof
 - Reduced from 4471 SF to 3241 SF
- Meeting opened
 - Quorum established
- Discuss Tillman
 - As for conditional review
 - Kevin will rewrite letter from board
 - Need to review septic as it is not on plans
 - Board is overall pleased with new plans
- Treasurer's Report
 - Presented
 - Motioned and approved

Old Business

- Mesa agreement
 - Ask to discuss with new board members of Mesa
- Surplus funds
 - Need to revisit surplus funds after more budget reviews

- *Motioned and approved*
- Road Maintenance
 - Snow plowing discuss
 - Spring maintenance discuss
 - Coincide work to muddy areas with Spark's road base work
 - Work needed on ditch on Shield O Road above Nixa property
- Wild Fire
 - Discuss if 50% of matching funds are available from county
- Weeds
 - Same status

New Business

- New Declaration
 - Consensus of members is that it needs to be simpler
 - Work session has rewritten old covenants
 - Agree to have Peter renegotiate pricing to review for new revised work to declaration
 - Send out to members for review
 - Board Agrees to revise and simplify.
 - Contact the homeowners
 - Will present revised document and which will have the ability to add comments for review and further revisions
- Frie Property (next to Lauricella)
 - Discuss would we be collecting dues
 - Discuss legal status
 - Discuss what is future of assessments and voting of this lot
 - Policy outlined
 - If lot is deemed undevelopable and taxed as such
 - Sotha does not assess
 - The property has not voting rights
 - Nor is it counted as part of the total quorum.
 - *Above is motioned and approved*
- Mail structure
 - Sparks has indicated that he would pay for a new mail structure
 - The board would like to go forward, but at this time would like to review legality of placement.
 - Board would like to thank Marc Sparks for his offer
- Sparks development fee
 - Originally was based on permit square footage.
 - He has added square footage in Changes to County
 - We need to get payment for extra SF, (\$1.00/SF) at time of issuance of building final.
 - Policy decision
 - Initial development fee is based on permitted plans
 - Final development fee is based on review of final plans after final inspection.

- Quorum
 - Table discussion of Quorum of 35%
- Discuss Delinquent funds

- *Meeting adjourned*