

**SOTHA Owners Meeting**  
**August 1, 2012**  
**Minutes**

@ Michelson's Home

- Call to order
- Attempt to Establish Quorum
  - Attending is 7 present with 6 proxy's (33 membership total)
  - 17 is a quorum, short 4 proxies
  - Discussed contacting 6 owners for probable proxies
  - *Owners attending*
    - Michal Brim (by proxy held by Kevin Michelson)
    - Eric Hansen (by proxy held by Kevin Michelson)
    - Joy Hartman
    - Stewart Holmes
    - Kevin Michelson
    - Margaret Walker
    - David Nixa (by proxy held by Kevin Michelson)
    - Marilyn Ogier (by proxy held by Kevin Michelson)
    - Mark Regan
    - Hawley Smith
    - Philip St. Baker (by proxy held by Kevin Michelson)
    - Jim Graham – TCBG (by proxy held by Kevin Michelson)
    - Suzanne Vernon
- *Minutes of Prior Homeowners Meeting*
  - *Motioned and approved*
- Treasurer's Report – Cash Basis
  - Presented
  - Motioned and approved
  - Budget with \$1100 dues per member
    - Adjustment to dues to adjust reserves discussed
    - Motioned and Approved
- Water presentation by Kevin Michelson of Dave Nixa report/paper
  - Present Snowmass Village work in water conversation
  - Discuss water conservation
  - Discuss who has water rights
- Pitkin County Open Space
  - Land purchase by Pitkin County Open Space discussed
    - Tract of land connecting Windstar Piece
    - Access would be through Mesa Road and Shield O Road
  - Discuss Mesa's reply to Pitkin County
    - Mesa Wants funds for road maintenance
  - No motion, consensus at meeting was in favor of Open Space land purchase
- Snowmass Creek Caucus discussion
  - Work to Snowmass Creek discussed

- Road Maintenance Report
  - \$10,000 in budget
  - Areas needing work discussed
    - Patch or resurfacing discussed
    - Doherty has contacted board about repair to Old Pond Way
- Snowplowing
  - 30% savings in snowplowing from previous year with Hal Hartman contracting snowplowing
  - Discuss benefits of having on site homeowner doing snowplowing
  - Hal Hartman asked for a 1 year leave, as he has taken a job in Alaska for the winter.
  - Discussed accountability of per minute of new snow plowing company
    - Time for billing was questioned from the company before Hartman
  - Discuss Hal to recommend a company
- New mail box structure for SOTHA
  - Marc Sparks proposal, new homeowner currently under construction
  - Is volunteering to design and build a new mail structure
  - Feed back from homeowners.
  - Discussed that this is a board decision
  - Discussed permission from Larucella trust
  - Gerry Ogier and Hawley Smith expressed interest in participation
- Weeds
  - Eric Will make another pass (hand and spray) in a couple of weeks
  - Thistle and White top is peaking]
  - Discuss Problem areas
    - Letters to homeowners to make them aware discussed
- Fire Mitigation
  - Discuss standing and needs to meet fire marshall's concerns
  - Discuss next areas to address
- Internet Service
  - Tom DeCecco has researched, no presentation
  - Discuss speed and service from Skybeam
- Amendment declaration standing
  - Discuss having a board member call homeowners for passage
  - Discuss revisions after homeowners comments
  - Discuss revisions being very similar to previous, with attention to compliance to current law.
  - Discuss work and budget to final revision
- Nomination of new board members
  - Dave Nixa
  - Kevin Michelson
  - Mark Regan
  - Joy Hartman
  - Eric Hansen
  - Hawley Smith (with option to find replacement)
  - Stewart Holmes

- Voted and approved without a quorum
  - Discussed additional proxies for approval
- New Business
  - No new business discussed
- Meeting adjourned.