

SOTHA Board Meeting
November 13, 2012
Minutes

@ Eric Hansen

- Call to order
- Establish Quorum – Board Members Present
 - Joy Hartman
 - Stewart Holmes
 - Kevin Michelson
 - Eric Hansen
 - Mark Regan
- Also attending
 - Hal Hartman
- Discuss election of board members at past homeowners meeting
 - Did not establish a quorum
 - Agree to have another meeting
- Treasurer's Report
 - Budget
 - Discuss credit to homeowners
 - Discuss need for more brush work and co pay of county
 - Receivables
 - Present past due HOA dues
 - 12% interest added after 3 months.
- Mesa Road association
 - Present and discuss a road association for both areas, Sotha and Mesa
 - See if there is interest

Old Business

- Road maintenance
 - Snowplow discussed
 - 1st Choice
 - Eric's snowcat
 - Discuss Sparks contribution
 - Improved road from his driveway to Snowmass Creek Road
 - Agree to waive any outstanding development fees resulting from the difference between the Actual development and the Permitted development (estimated @ less than \$1,000) for his \$24,000 contribution to the road
 - Speed bumps
 - For water direction
 - Also might slow traffic and reduce maintenance to road
- Wildfire mitigation

- No budget for this spring
 - Forest service recommends more downhill work
- Weeds
 - Pleased with progress
- Sotha/Mesa Road agreements
 - 2 properties pay both assessments
 - Goldsmith
 - Cote
 - Bring up at next homeowners meeting
 - Sotha has existing agreement for Old Pond Way,
 - No other
 - Propose
 - Pay them what we agreed
 - Leave agreement as is and
 - look into an agreements for all roads being affected
- Declaration
 - Handed out at meeting
 - Response to Peters comments
 - Board to rewrite rules
 - Board need to get it voted on
 - Notarization needed
 - Read for next meeting

New Business

- New Meeting to elect board members that was presented at the last homeowners meeting
 - December 21 at 6pm
 - Call in vote and proxies if can't be present
- HOA dues
 - Credit of \$303 to homeowners
 - \$10,000 credited back
 - \$5,000 needed for extra work to road in budget
 - \$5,000 needed for extra work to fire mitigation in budget
- Mail box design
 - Look at design to accommodate mail boxes, UPS and future garbage
- Next board meeting
 - Jan 15, 2013
- *Meeting adjourned 9:25pm*