

SOTHA Board Meeting
June 12, 2013
Minutes (DRAFT)

Location: Hawley and Emily Smith's Home

- Call to order – Meeting started at 7:14 PM
- Establish Quorum – Board Members Present
 - Eric Hansen
 - Hawley Smith
 - Kevin Michelson
 - Stewart Holmes
 - Dave Nixa
 - Joy Hartman
 - Absent – Mark Regan
- Also attending
 - Hal Hartman
 - Emily Smith
- Minutes of Prior Board Meetings to be provided by Mark Regan for:
2/8/12, 7/10/12, 11/13/12 and 1/15/13
- Treasurer's Report
 - Kevin Michelson presented the current SOTHA Balance Sheet as of 5/23/13 and P&L Budget vs. Actual 7/12 through 6/13. In discussion, we are under budget primarily due to less than expected snow removal and unpaid road maintenance (to be paid before end of budget period). Excess budget will be used to complete additional road maintenance.
- Receivables
 - Individuals with overdue HOA dues will be contacted by phone by Kevin and/or Eric.
- Payables
 - Paid 2012/13 Eric Hansen Snowplow billing.
 - Added Joy Hartman to checking account as a signor.
- Road Maintenance
 - Snow Plowing
 - Reviewed Eric Hansen Snowplow Contract. Agreed to modify contract to have Eric contact Hal Hartman or whomever is our primary snow removal contractor, prior to any pushback or snowplowing. Hal Hartman will be returning as our primary snowplow contractor for the 2013/14 season.
 - Grading/Roadbase
 - Focus for this season was on repair of Old Pond Way from Jill and Buddy's drive to Mesa Rd. Eric will contact contractor to determine cost of Mag Chloride for that section to keep dust under control. Also graded from Gardner's to Blue Sage and up Blue Sage with excess material.
- Wildfire Mitigation
 - Received check from county for 2012 efforts. This summer will focus on Lower Shield O Rd. below Gardner's. Discussion of issues we face with potential wild fires and various egress alternatives for all SOTHA residents. Dave Nixa will draft letter to Snowmass/Capital Creek Caucus from SOTHA to ask for their assistance with getting Pitkin County to have Snowmass Creek Road better managed for fire mitigation, consistent with our efforts over the years, and to ensure safe egress in the event of

a wild fire. Joy Hartman to draft letter to all SOTHA members to remind everyone of the issues and responsibilities of individuals regarding fires throughout our development.

- Weeds
 - Eric Hansen has contracted to have White Tops currently along all roads pulled asap and continue with other weeds (e.g. Chamomile) though the summer. In discussion, board asked for earlier attack on White Tops in the future, before they bloom/seed.
- SOT/SOM Agreements
 - Eric Hansen to call Dave Hale of Mesa Road Association to finalize revised road agreements between us, per Kevin Michelson's prior assessment and recommendation.
- Draft Declaration
 - Further discussion of the drafts was tabled until the annual meeting. Feedback from property owners has been received and posted. Discussion of potential changes will be at the annual meeting.
 -

New Business:

- Determine Annual Meeting Date and Location
 - Annual meeting date has been set for 7/9/2013 at the Michelson's home (to be confirmed) at **TIME?**.
- 2013-2014 Annual Budget
 - A 2013-14 Budget was presented at \$36,319.00, about the same as 2012-13, after review of the budget analysis since 2006. Member dues for this budget will be \$1,200.00 member/year, a \$100.00/year/member increase. Board Members present, after a motion and second, voted unanimously to approve this budget.
- Annual Meeting Noticing
 - Board Members present, after a motion and second, voted unanimously to change the Association by-laws to allow for notice of the annual meeting to members via email and/or USPS or other mail.
- Mail Structure
 - Kevin Michelson presented a proposed new mail structure, to replace the current mail boxes and large package bin at the bottom of Shield O Rd. The board agreed to have Kevin pursue this proposal further, with the Sparks (who expressed a desire to improve the current arrangement and potentially contribute to its replacement) and Mark Regan. Hawley Smith asked that we also consider improving the overall entrance to Shield O Terrace, including signage, etc. as a part of this effort.

Meeting adjourned at 10:30 PM