

**SOTHA Board Meeting**  
**April 1, 2014**  
**Minutes**

@ Kevin Michelson's

- Approval of minutes
  - Minutes missing from 11/15/14
- Establish Quorum – Board Members Present
  - Eric Hansen
  - Stewart Holmes
  - Kevin Michelson
  - Dave Nixa
  - Mark Regan
  - Joy Hartman
- Also attending
  - Margaret Walker's son – John Walker
- Treasurer's Report
  - Discuss A/R's
  - Kevin will send out statements after 30 days for reminders
- Budget
  - Mesa's reimbursement agreement
    - Discuss letter to Mesa
    - Confirm past agreement is null and void and need for new negotiation
    - Motioned and approved
  - Discuss weed spraying budget
  - Discuss license work to register HOA
- Roads
  - Discuss need to define HOA work on roads
    - Pushbacks
    - Weed spraying
    - Need to have homeowner mark the road for areas to protect
    - . Discuss letter to owners
      - Letter in spring and fall
      - With a map marking spraying
      - Bamboo marking by owner
      - Note that snowplowing of driveway cannot be pushed into the road
      - Motioned and approved
  - Snowplowing
    - Notified by Joy, that Hal Hartman will not be offering a plowing service next year.
  - Road Grading
    - Discuss Bradke property access and drainage

## **Old Business**

- Fire mitigation plan
  - Sotha is only entity that has an approved fire mitigation plan.
  - 7 identified egresses
  - Safety areas identified
  - Discuss a letter to identify egress areas
    - Release of liability of homeowners and HOA
    - Have attorney review it
    - \$500 allowance to finalize liability issue
      - Motioned and approved
- Weeds
  - Discussed earlier in meeting
- Mesa Agreement
  - Discussed earlier in meeting
- Rules and regulations
  - Discuss rule's comments by Peter (attorney)
  - Leave rules and regulations as they are
    - Motioned and approved
- Lundevall Property
  - Discuss solution to adopt property into HOA
  - Suggest HOA pays for legal fees needed to define and adopt Lundevall property into HOA
    - Motioned and approved
- Mail box
  - Discuss easement for mailboxes
  - Options
    - Replace with new design
    - Move to a new area
  - Need to contact post office to confirm what we can build
- Election of Officers
  - President – Joy Hartman
  - Vice President – Kevin Michelson
  - Secretary – Mark Regan
  - Treasurer – Eric Hansen
- Meeting Adjourned