

6/23/14

SOTHA Board meeting

Started: 7:30

At: Kevin Michelson's home

- Attending:
 - Emily Smith (guest)
 - Buddy & Jill (stopped by)
 - Dave Nixa
 - Eric Hansen
 - Joy Hartman
 - Stewart Holmes
 - Mark Regan
 - Kevin Michelson
- Prior minutes
 - Will post on the internet for approval
- Treasures report
 - Reviewed accounts
- A/R
 - Board moved to remove late fees & finance charge
 - Of Harvey and Doughty
 - Some statements were not being received by the correct person
 - Pingatore
 - Ross Tare
 - Laurcella
 - Death in family
- Budget and discussions related
 - Discussed
 - Fire mitigation over budget
 - The Mesa road was not paid pending future agreement
 - Snowplow over budget
 - Grading paid nothing, against 11,000
 - Grading will come Monday and see if they can bill out
 - Franz, Aspen Digger will grade the road
 - Might want to have more work done using next years budget
 - Water ditch for old pond or culverts
 - Let Franz and Hal suggest.
 - Will get scope with meeting of Franz and Eric
 - Old pond way to buddy myers
 - Shield o way,
 - bottom to blue sage
 - Blue Sage Road

- Discuss Speed limit
 - Dog control
 - Weed Spraying
 - Under budget
 - After years end will still have under budget
 - Mowing of road side
 - Stewart is mowing now as a good neighbor
 - Discuss hiring person to mow for aesthetic and fire mitigation, and weed control.
 - Board agrees :Put in on the annual meeting
 - Legal Fees.
 - Ben to look at the memorandum of understanding for agreements for properties allowing access for safety places during wild fires.
 - Surplus of \$15,000
 - no refund for members this year
- 2014-2015 budget
 - discussion of dues
 - keep the dues at \$1000
 - with explanation that this is a reduction
- Wild Fire
 - Safe zone work by Dave
 - Eagle's rise ranch
 - Will provide safe area after next year
 - Smith Ranch, signed
 - Wild Cat, approved
 - Excluded monastery
 - Need to encourage Pitkin County residents to sign up for county alert, this is important for the use of safe zone.
 - Dave will volunteer to assist people in signing up for the service if they need help.
 - Present Pitkin alert system at owners meeting.
 - Discuss insurance rates with fire mitigation plan
 - Drywells,
 - Owners should call Basalt Fire Department to have them locate the drywells for fire mitigation on their map.
- Shield O Mesa Road Agreement
 - SOTHA submitted a letter to Mesa on 6/8/14 to renegotiate and review road agreement
 - No response
 - No further action required
 - Road Fire mitigation on Mesa
 - Discuss sotha doing the work for fire mitigation on the mesa roads

- using the mesa road association money that Sotha in the past had reimbursed for the Mesa's work on old pond way access.
 - Board decided to wait until fire mitigation plan is finalized.
- New Business
 - Lundevall has signed papers to be included in HOA
 - Father Tom's old property
 - Mail Boxes
 - Frank Laurcella should approve of mailboxes on his property
 - Discuss, 30 day notice of non response, then the HOA could proceed to build mailboxes
 - Kevin has communicated with post office as to design
 - Mail box types
 - Who pays?
 - Discuss HOA paying for all mail boxes
 - Individual owners paying for their type of mail box
 - Owner can supply or HOA can supply as a service to the owner.
 - Board approved \$2000 as budget to build mail box structure.
 - Bring up for review at the owners meeting for input, discussion
 - Annual owners meeting
 - Tentative at the Smith house
 - Early August 5, 2014
 - Location to be Buddy Meyers, or Hawley Smith.
 - Land use
 - Comments on Sanson property (beginning of Casey Court)
 - Possible building permit
 - Pitkin County Requesting any comments from HOA
- Meeting adjourned
 - 9:30pm