

**SOTHA Owners Meeting**  
**August 5, 2014**  
**Minutes**

@ Jill & Buddy Meyers' Home, 300 Old Pond Way, Snowmass, Colorado

- Call to order 7:15 pm
- Establish Quorum
  - Attending is 8 present with 10 proxy's (33 membership total)
    - 18 present with proxies (17 is a quorum)
    - Quorum established
  - *Owners attending*

Jill Meyers & Buddy Meyers  
Eric Hansen & Kelly Hansen  
Joy Hartman & Hal Hartman  
Kevin Michelson  
Marilyn Ogier & Jerry Ogier  
Hawley Smith & Emily Smith  
Suzanne Vernon & Michael Vernon  
Mark Regan

*By Proxy: (8 proxies held by Eric Hansen, 2 proxies held by Kevin Michelson)*

Sally Shatz  
Henry Lowe  
Claire Shane  
Jim Graham (TCBG)  
Lisa Walker (MJ Hawksnest)  
Matt Larson  
Susan Holiday  
Stewart Holmes  
David Nixa  
Michael Brim

- Minutes of Prior Homeowners Meeting (8/1/2013)
  - Approved
  - Minutes of prior Board Meeting, 6/23/14 pending
- Treasurer's Report – Cash Basis
  - Presented Report for 2013 – 2014 fiscal year.
    - Motioned and approved
  - Budget and annual Dues discussed
    - Inform members of homeowners fees for next fiscal year
- Road Maintenance Report
  - Noted work done from Mail boxes to Blue Sage

- Discuss quality of Macadam,
  - Sparks' Work from Snowmass Creek Road to Old Pond Way was good mix and has performed well
- Discuss Chip and Seal
  - Estimated from previous pricings @ \$200,000
  - Discuss contacting owners to see if there is an interest in Chip and Seal
  - Discuss economic viability over multiple seasons,
- Snowmass Creek Road
  - Suggest owners calling to complain
  - Email county engineers
    - To address shoulders that are decaying
- Weeds
  - Thistle is in control
  - White top is prevalent and is in pastures
  - Association & county requires owners to mitigate weeds on private property
    - Association mitigates weeds on roads and on right of ways.
    - Recommended to send an email/letter to owners reminding them of obligation.
- Fire Mitigation
  - Over budget at this time
    - Crew to mitigate cost were approximately \$800/day
  - Minimal work required throughout this year
  - Discuss egress and safe havens
    - Discuss Memorandums of Understanding from owners of identified safe havens obtained by Dave Nixa
    - Discussed possibility of lower homeowners insurance rate with the Fire Plan that Dave Nixa has established for SOTHA
  - Trimming road sides in the subdivision
    - Discuss creating budget to clear the sides of roads with weed wackers and mowing.
      - Possibly use fire mitigation funds to accomplish
    - Board will pursue getting a scope/description of road side work to be priced.
    - Several Owners volunteered to mow their properties
- New mail box structure for SOTHA
  - Board presented overall design
    - Discuss location
  - Discussed Lauricella agreement for construction of new mailboxes
    - HOA might need to plant tree to block view from Lauricella
  - UPS box
    - Will stay in location and be painted
- Old Pond Way – Mesa agreement
  - SOTHA stopped paying to encourage a new agreement

- Discuss who is taking care of Mesa Road and Old Pond Way for snow removal and road maintenance
- Michael Vernon
  - Points out that there are deed restrictions associated with some Mesa Road Association
- Discuss type of association that the Mesa has (Road Only, not a homeowners)
- Discuss whether SOTHA should recommend action for Old Pond Way Owners who received a bill from Mesa
- Suggested that the boards of SOTHA and Mesa talk
- Nomination of new board members
  - Dave Nixa
  - Kevin Michelson
  - Mark Regan
  - Joy Hartman
  - Eric Hansen
  - Hawley Smith
  - Stewart Holmes
  - Approved
- Meeting adjourned 9:15 pm.