

SOTHA Owners Meeting
July 8, 2015
Minutes

@ Hawley & Emily Smith's home, 1301 Shield'O Road, Snowmass, Colorado

- Call to order 6:30 pm
- Establish Quorum
 - Attending is 8 present with 9 proxy's (34 membership total)
 - 17 present with proxies (17 is a quorum)
 - *Owners attending*

1. Stewart Holmes
2. Margaret Walker
3. Hawley Smith & Emily Smith
4. Kevin & Andrea Michelson
5. David & Jill Nixa
6. Joy Hartman & Hal Hartman
7. Marilyn & Jerry Ogier
8. Mark & Carolyn Regan

By Proxy: (9 proxies)

1. Marc Sparks (by Mark Regan)
2. Torjus Lundevall (by Kevin Michelson)
3. Michael Vernon (by Kevin Michelson)
4. Michael Brim (by Kevin Michelson)
5. Kirt Pappenfus (by Stewart Holmes)
6. Ron Pingatore (by Kevin Michelson)
7. Ross-Terre (by Kevin Michelson)
8. St. Baker (by Kevin Michelson)
9. Jill Teitelbaum (Meyers) (by Kevin Michelson)

- Minutes of Prior Homeowners Meeting
 - Approved
- Treasurer's Report – Cash Basis
 - Presented Report for 2014 – 2015 fiscal year.
 - Discussed line items in report
 - Snowplow and pushbacks discussed
 - Roads, weeds, insurance, licenses
 - Postage is \$0 because of decision to go to email
 - Legal fees \$0
 - Accounting & Web site, taxes
 - Mailbox, \$5,874.59 absorbed in budget

- Many praises for volunteers who built it.
 - Tree planted as part of agreement with Lauricella
 - Fire Mitigation
 - Discussed cash balance
 - Discuss placement of funds in different accounts with higher yields and higher risk
 - A/R report
 - \$1,307.43
 - Motioned and approved
 - Budget and annual Dues discussed
 - Inform members of homeowners fees for next fiscal year
- Road Maintenance Report
 - Discuss road maintenance, where and what was applied
 - Construction impact
 - 4 wheel drive helps minimize washboards
 - Recycled asphalt
 - Discussed different qualities and longevity of application
 - Snowplow
 - 1st choice, last years snowplowing company was bought out.
 - Eric is able to plow his section without bringing up snowplow company when rest of roads do not need plowing
- Weeds
 - Thistle has been sprayed once
 - Will do more thistle control
 - White top has been pulled
- Fire Mitigation
 - Much of the fire mitigation work has been accomplished in previous years
 - Rain increase might accelerate the regrowth of brush
 - Mesa is also having some fire mitigation work done on their roads
- Wild Fire Plan
 - Dave Nixa discussed plan and its creation
 - SOTHA's plan is the 1st wildfire plan in Pitkin County that has been approved.
 - (which Dave is solely responsible, having done all the work to create and file)
 - Tax credit for wild fire mitigation work, if you personally pay for it.
 - Insurance benefits, they will be less likely to challenge or deny coverage
 - Evacuation plan
 - Individual sign up for Pitkin County Alert is important part of evacuation plan
 - Discussed Gardner compliance
 - Suggested that egress options be put on web site
- Roadside cutting - mowing on SOTHA roads
 - Has been self preformed, Eric, Stewart, Kevin, Hal
 - Discuss funding it, and ensure that it continues
- Budget for upcoming fiscal year

- Dues for members will be \$1,000/year
 - In two payments
 - Mesa road payment is pending
- Nomination of new board members
 - Motion to retain same board
 - Dave Nixa
 - Kevin Michelson
 - Mark Regan
 - Joy Hartman
 - Eric Hansen
 - Hawley Smith
 - Stewart Holmes
 - Approved
- Meeting adjourned 7:12 pm.