

SOTHA Owners Meeting
August 3, 2016
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 10 proxy's
 - 34 membership total, 17 is a quorum
 - 18 present with proxies
 - *Owners attending*

1. Philip St. Baker
2. Dave and Jill Nixa
3. Michael and Suzanne Vernon
4. Buddy and Jill Meyers
5. Marilyn and Jerry Ogier
6. Kevin Michelson
7. Mark & Carolyn Regan
8. Hawley and Emily Smith

By Proxy: (10 proxies)

1. Marc Sparks (by Mark Regan)
2. Stewart Holmes (by Kevin Michelson)
3. Kurt Papenfus (by Stewart Holmes)
4. Ron Pingatore (by Kevin Michelson)
5. Ross-Terre (by Kevin Michelson)
6. Michael Brim (by Kevin Michelson)
7. Tom Gardner (by Kevin Michelson)
8. Hal & Joy Hartman (by Dave Nixa)
9. Eric Hansen (by Kevin Michelson)
10. TCBG (by Eric Hansen)

- Minutes of Prior Homeowners Meeting
 - Read by Kevin Michelson
 - Motioned & Approved
- Treasurer's Report –
 - Presented HOA Package Report for 2015-2016 fiscal year.
 - Package
 - Balance Sheet
 - Budget to Actual
 - 2016-2017 Annual Budget
 - 2006 thru 2016 budgets
 - Discussed credit for a discount to homeowners for the annual fee
 - Discussed Accounts Receivable

- Discussed line items in report
 - Snowplowing
 - Driveways and dislodged boulder issues
 - Next year Daly Management with Ivan is back
 - Ivan is a positive for snowplowing
 - Discuss markers for landscape
- P&L and subsequent discussions
 - Discuss A/R
 - Is a 2 year in arrears a legal issue for liens?
 - Construction impact fee
 - Lundevall fee and payment
 - Sonson impact fee \$4000 (not paid)
 - Discuss lien eventually
 - Mesa Road Agreement
 - Discussed
 - Who is taking care of sections of road
 - Who can drive on which road
 - Current agreement for payment
 - 40% annual dues multiplied by 7 (owners on Old Pond Way)
 - \$2600 calculated value and budget
 - Construction access for Mesa is not part of agreement
 - Discuss current construction traffic that should not be on Shield O Terrace road
 - Wildfire
 - Discuss 2015 – 2016 costs
 - Labor cost up \$8000
 - Wildfire evacuation plan (presented by Dave Nixa)
 - Evacuation plan is on SOTHA web site
 - Signing up for Pitkin Alert is key to be able to evacuate
 - Note that Dave Nixa has solely created and filed this plan with Pitkin County. Required many hours and documents.
 - Noted that budget is not an owners approval, but a board approval
- Road Maintenance Report
 - More work to be done this fall
 - Discuss pro's and con's of recycled asphalt
 - Board would approve more work with recycled asphalt
- Weeds
 - Discuss Eric's work to keep weeds on roadsides mitigated
- Dogs
 - Discuss what to do about dogs that are not in control and possible threat to wildlife
- Wild Fire Mitigation
 - Discuss status of brush clearing on SOTHA roads
 - Discuss alternative routes and clearing on Mesa roads
- Roadside grass cutting

- Discuss budget of \$500 to cut grass at sides of roads in subdivision
 - Discuss aesthetic and benefit to wild fire control
- Board Nominations
 - Dave Nixa is removing himself. Has moved to Missouri Heights
 - Nominate last year boards
 - Remove Dave Nixa
 - Add Michael Vernon
 - Motioned and approved
- Meeting Adjourned
 - 8:20pm

Minutes by Mark Regan