

SOTHA Owners Meeting
July 19, 2017
Minutes

@ Torjus and Jessica Lundevall's home, 305 Old Pond Way, Snowmass, Colorado

- Call to order 6:30 pm
- Establish Quorum
 - Attending is 11 present with 11 proxy's
 - 34 membership total, 17 is a quorum
 - 22 present with proxies
 - Owners attending(11):
 1. Kelly Hansen
 2. Lynn Goldsmith & Sid Schneider
 3. Michael and Suzanne Vernon
 4. Jill Teitelbaum
 5. Stewart Holmes
 6. Kevin & Andrea Michelson
 7. Mark & Carolyn Regan
 8. Hawley and Emily Smith
 9. Amy Doherty
 10. Hal and Joy Hartman
 11. Torjus and Jessica Lundevall
 - By Proxy(11):
 1. Marc Sparks (by Mark Regan)
 2. MJC Hawksnest, LLC (by Kelly Hansen)
 3. Philip St Baker (by Mark Regan)
 4. Ron Pingatore (by Kevin Michelson)
 5. Ross-Terre (by Kevin Michelson)
 6. Sonson Land Trust, LLC (Quast & Johnson...) (by Kevin Michelson)
 7. Sonson Land Trust, LLC (84 Casey Ct.) (by Kevin Michelson)
 8. Entrust MidAtlantic, LLC (88 Casey Ct.) (by Kevin Michelson)
 9. Susan Holliday (by Stewart Holmes)
 10. Gerry Ogier (by Hawley Smith)
 11. Jessica Chaney (by Kevin Michelson)
 - Attending(1):
 1. Margaret Walker
- Minutes of Prior Homeowners Meeting
 - Read by Kevin Michelson
 - Motioned & Approved
- Treasurer's Report –
 - Presented HOA Package Report for 2016-2017 fiscal year.
 - Package
 - Balance Sheet
 - Budget to Actual

- 2017-2018 Annual Budget
 - 2006 thru 2017 budgets
 - Discussed Accounts Receivable
 - Discussed line items in report
 - Discussed providing a credit to all members to reduce reserves.
- Road Maintenance Report
 - No work was completed in the spring
 - Work to be completed in the fall with a focus on Old Pond Way and Shield O Road from the beginning to around Sparks driveway
 - Discussed pro's and con's of asphaltting or chip-n-seal roads
 - Concluded that the membership should demonstrate interest and direct the board accordingly. Amy Doherty offered to lead the effort.
- Noxious Weed Report
 - Weed spraying occurred early spring and again early summer.
 - Roadside conditions within SOTHA easements are generally weed free.
- Fire Mitigation Report
 - No new brush clearing on SOTHA roads are planned. Clean up of previous cleared areas may occur depending on subsequent growth.
- Wildfire Plan
 - Reported that SOTHA has a wildfire evacuation plan and encouraged all to join PitkinAlert if not already subscribed.
- Roadside edge grass/weed cutting
 - Boulders were removed from the roadside edges in fall of 2016 to prepare for cutting.
 - Roadside grass/weed cutting did not occur this spring 2017.
- 2017-2018 Budget/Annual Dues
 - The Board approved budget was presented representing \$1000 in annual dues per member
 - \$1000 in annual dues are to be split into two (2) payments invoiced September 1, 2017 and March 1, 2018
- Board Nominations
 - Nominate last year boards
 - Remove Joy Hartman
 - Add Riccardo Abate (Jessica Chaney)
 - Motioned and approved
- Smith Irrigation Project
 - Kevin Michelson reported that no discussion was necessary and participating parties were continuing negotiations.
 - Lynn Goldsmith reported the list of considerations requested by the SOTHA Board has been provided.
- Meeting Adjourned
 - 9:00pm

Minutes by Kevin Michelson