

**SOTHA Owners Meeting**  
**August 1, 2018**  
**Minutes**

@ Kevin & Andrea Michelson's home, 707 Shield O Rd., Snowmass, Colorado

- Call to order 6:30 pm
- Establish Quorum
  - Attending were 15 parcels represented with 12 parcels represented by proxy (27 parcels total)
    - Owners attending(15 parcels):
      1. Eric & Kelly Hansen
      2. Lynn Goldsmith & Sid Schneider
      3. Jill Teitelbaum
      4. Stewart Holmes
      5. Kevin & Andrea Michelson
      6. Mark Regan
      7. Hawley and Emily Smith
      8. Amy Doherty
      9. Hal and Joy Hartman
      10. Margaret Walker (MJC Hawksnest, LLC)
      11. Ron and Dana Pingatore (Home Property)
      12. Ron and Dana Pingatore (Ross-Terre Lot)
      13. Chuck and Julie Sonson (84 Casey Ct.)
      14. Chuck and Julie Sonson (88 Casey Ct.)
      15. Chuck and Julie Sonson (Quast & Johnson... Lot)
    - By Proxy(12 parcels):
      1. Marc Sparks (by Mark Regan)
      2. Lisa Gutner (by Kevin Michelson)
      3. Philip St Baker (by Hawley and Emily Smith)
      4. Torjus Lundevall (by Hal and Joy Hartman)
      5. Susan Holliday (by Kevin Michelson)
      6. Gerry Ogier (by Hawley and Emily Smith)
      7. Harvey Ann (by Hal and Joy Hartman)
      8. Harvey Mark (by Hal and Joy Hartman)
      9. Steamboat Harvey Partnership (by Hal and Joy Hartman)
      10. Kurt Papenfus (by Stewart Holmes)
      11. Pickering/Luricella (by Stewart Holmes)
      12. Matt Larson (by Stewart Holmes)
- Minutes of Prior Homeowners Meeting
  - Motioned & Approved

- Treasurer's Report –
  - Presented HOA Package Report for 2017-2018 fiscal year.
    - Package
      - Balance Sheet
      - Budget to Actual
      - 2017-2018 Annual Budget
      - 2006 thru 2017 budgets
    - Discussed Accounts Receivable – All members currently paid! (Thanks to all!)
    - Discussed line items in report
- Road Maintenance Report
  - Paving of various road sections was discussed.
    - Chuck Sonson offered to pay for the paving of Casey Court. The membership supported the effort to begin after the Lowe's driveway.
    - A bid of \$121,000 to apply 2 ½" of asphalt to Shield O Road from the beginning to just above Sparks driveway was discussed. The membership discussed how such a project would lead to a substantial increase of annual dues.
  - A proposal totaling \$32,065 from Howard Vagneur was circulated to make improvements to all sections of roadways in the subdivision. (Casey Ct. was excluded.)
    - The membership supported the idea of having Howard Vagneur making improvements to the roads two (2) times per year for the next three (3) years.
    - The membership also supported the idea of increasing annual dues to approximately \$1,500 annually to support the three (3) year effort.
- Noxious Weed Report
  - Weed spraying occurred each month during the spring and early summer.
  - Roadside conditions within SOTHA easements are generally weed free.
- Fire Mitigation Report
  - The HOA spent ~\$3,000 on fire mitigation the past fiscal year and expects a similar amount of clearing work to be required this year. Assuming rains occur to reduce the fire risk, this work should occur this coming fall.
- 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
  - Kevin Michelson reported that he used a lawn mower to cut grass on Shield O Rd to Blue Sage, Casey Court, Old Pond Way, and Blue Sage. The upper section of Shield O Rd was not cut.
  - The membership supported the effort and would like to see more extensive cutting in the future to help with fire risk, drainage, and aesthetics.
  - The membership acknowledged that the effort may cost more than the budgeted amount of \$500.

- 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
  - Seven (7) members were nominated
    - Mark Regan
    - Eric Hansen
    - Stewart Holmes
    - Hal Hartman
    - Riccardo Abate
    - Amy Doherty
    - Kevin Michelson
  - Motioned and approved
- Mesa Road Update
  - Mesa Road was recently paved from the beginning to Old Pond Way. The cost of the paving was \$63,000.
  - The SOTHA supported the effort by paying \$2,520 to the Shield O Mesa Road Association (an amount equal to the annual payment from SOTHA to SOMRA). The Board had authorized the payment via email correspondence.
- Smith Irrigation Project
  - A meeting date was organized to further discuss the water project. Wednesday, August 15<sup>th</sup> at the home of Hawley and Emily Smith was selected.
  - Jill Teitelbaum and Ron Pingatore were offered the opportunity to share thoughts about the project as they may not be available for the August 15<sup>th</sup> meeting.
- Meeting Adjourned
  - 9:00pm

Minutes by Kevin Michelson