

SOTHA Board Meeting
December 5, 2018
Minutes

Meeting called to order at 6:30pm at Kevin Michelson's Home

- Attending Board Members:
 - Eric Hansen
 - Mark Regan
 - Amy Doherty
 - Kevin Michelson
 - Stewart Holmes
 - Riccardo Abate

- Minutes of Prior Board Meetings 6/27/2018
 - Minutes posted on website and notification given to membership by email

- Officers
 - President - Stewart Holmes
 - Vice President – Mark Regan
 - Treasurer – Eric Hansen
 - Secretary – Kevin Michelson

- Treasurer's Report
 - Balance Sheet - \$44.8K cash
 - P&L – \$18.6K loss to date
 - A&R
 - Budget Analysis – 2006 to present, Projections to FY 2022-23 assuming increased annual dues to \$1,500 per member

- Receivables
 - Board discussed members with outstanding dues. Those members had been contacted by email with statements.

- Payables
 - Ram Excavating – Fall roadwork
 - Daly Property Services – November Snow removal

Old Business:

- **Road Maintenance**
 - **Snow Plowing** – Hal offered to contact Daly Property Services to ensure that clearing driveways are to be part of their scope of work.
 - **Grading/Roadbase:**
 - The Board discussed the various estimates and bids for paving roadways within the subdivision. The costs seemed excessive, and the Board elected not to pursue further.
 - The Board discussed the possibility of using Mag Chloride on the roads up to the beginning of Blue Sage. This work would be completed in the Spring of 2019 in conjunction with the addition of road base and grading.
- **Wildfire Mitigation** – Eric Hansen began work in the late fall/early winter due to wildfire risk during the summer. The work was not completed and the Board agreed to leave the current downed shrubs in place, and finish the work in the spring of 2019
- **Weeds** – Multiple sprays occurred throughout the summer. The Board discussed how the weeds seem to be reducing as a result of consistent attention along the roadways.
- **Roadside edge grass/weed cutting** – The Board agreed to try to find a sub-contractor willing to do the work. Amy Doherty will contact someone she knew that may be willing to complete the task.
- **Smith Irrigation** – Eric reported on the current status, and the Board agreed no action was required.

New Business:

- **Annual Dues Increase to \$1,500 per member** – The Board discussed many variables referring to the budget analysis, past expenses, and future expenses. The Board voted unanimously to raise the annual dues to \$1,500 per member.
- **Improving Watson Divide** – The Board discussed the effort made by the Snowmass Creek Caucus to improve Watson Divide. After a brief discussion, the Board agreed to endorse the project to Pitkin County. Kevin Michelson will contact Dave Hale of the Caucus to provide a letter of endorsement.
- **Snow Drift Fence** – The Board discussed the idea of a fence to reduce the possibility of snow drifting on Shield O Rd. just past the “T” where Shield-O meets Mesa Rd. Hal offered to re-evaluate where the fence should be located, and if the project could occur prior to additional snowfall. The Board agreed to re-visit the project in the summer.
- **Old Pond Way Signs** – Hal Hartman has suggested and created language for signage at each end of Old Pond Way. The Board acknowledged that many vehicles that are NOT residents of Old Pond Way are using Mesa road for ingress and egress via Old Pond Way. The Board discussed various means of enforcement for non-Old Pond Way residents accessing Mesa road. The Board agreed to try to communicate the parameters of the agreement with Shield O

Mesa to the membership annually to help educate everyone. Hal will circulate the language, size, and pricing for the signs to be approved by the Board.

- **Road Impact Fee** – The current Road Impact Fee authorizes the SOTHA to charge \$1/SF of new construction. The Board discussed modifying the Road Impact fee to include remodels and any other miscellaneous construction that may create additional traffic on the roadways. After discussion, the Board agreed to replace the current Road Impact Fee language with a NEW fee equal to .5% of the valuation of work identified on the permit with Pitkin County for any work valued greater than \$50,000. The Association Rules have been modified accordingly.
- **Mailbox Structure** – Kevin Michelson suggested painting the existing structure, and Eric Hansen volunteered to complete the task. The Board discussed another structure that could contain package delivery boxes for UPS, FedEx, and USPS, as well as allow space for additional mailboxes. Kevin offered to design something for the Board to review.
- **Blue Sage Road Turnaround** – Kevin Michelson shared plans for Susan Holliday to improve the turnaround area within an existing access easement. The turnaround area may benefit access and snow removal.
- **Transfer of Funds** – The Board agreed to transfer \$10K to the Alpine Bank Operating account to allow funds for upcoming snow removal expenses.

Meeting adjourned @ 8:30pm