

SOTHA Board Meeting
May 7, 2019
Minutes

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

- Attending Board Members:
 - Eric Hansen
 - Mark Regan
 - Hal Hartman
 - Kevin Michelson
 - Stewart Holmes
 - Riccardo Abate

- Watson Divide Improvement Presentation
 - Dave Hale presented information supporting making improvements to Watson Divide.
 - Kevin circulated a draft letter from SOTHA to the Pitkin County Commissioners for review.

- Minutes of Prior Board Meetings 12/5/2018
 - Minutes posted on website and notification given to membership by email

- Treasurer's Report
 - Balance Sheet - \$28.9K cash
 - P&L – \$36.2K loss to date
 - A&R
 - Budget Analysis –Included 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
 - Daly Property Services – March Snow removal
 - Eric Hansen – Snowcat push backs, Winter 2018-2019
 - Kevin Michelson – Accounting and Web site

Old Business:

- **Road Maintenance**
 - **Snow Plowing** – The Board was generally satisfied with Daly Property Services and agreed to try and increase communication as snow levels rise.
 - **Grading/Roadbase:**
 - The Board reviewed an estimate of work provided by Howard to improve all roadways within the subdivision. This estimate was approved by the Board and work authorized.
 - The same estimate included the application of Mag-Chloride which the Board reviewed and approved.
 - The Board authorized the work to begin as soon as possible.

- **Wildfire Mitigation** – Eric Hansen reported that the vegetation is coming back in locations that been mitigated previously. He will plan on working in the spring while the fire hazard is low. Eric suggested increasing the budget amount to allow for further mitigation in the future.
- **Weeds** – Multiple sprays shall occur throughout the summer.
- **Roadside edge grass/weed cutting** – The Board agreed to try to find a sub-contractor willing to do the work. Hal Hartman offered to complete the work this summer if a sub-contractor is not found.
- **Smith Irrigation** – Eric reported on the current status, and the Board agreed no action was required.

New Business:

- **Stonywood Trust ROW** – The Board discussed the termination of the ROW at the end of 2020. Kevin Michelson agreed to contact the Lowe's to explore the possibilities.
- **Short- & Long-Term Rentals** – The Board discussed the various challenges of short- & long-term rentals in the subdivision. There is growing concern regarding the impact and inappropriate use of roadways within the subdivision. The Board agreed to try to increase awareness of the subdivision rules in future communications.
- **Harvey Properties** – The Board discussed the pending land use application for the Harvey property (formerly Vernon). Apparently, the County Commissioners were not interested in granting a TDR and other opportunities were being explored.
- **Association Rules** – The amended rules we read aloud regarding the modification to the Road Impact Fee equal to .5% of the valuation of work identified on the permit with Pitkin County for any work valued greater than \$50,000.
- **2019-2020 Budget Review** – The Board discussed many variables referring to the budget analysis, past expenses, and future expenses. The Board voted unanimously to approve the FY2019-2020 budget reflecting an increase of the annual dues to \$1,500 per member.
- **Improving Watson Divide** – The Board approved sending the draft letter of endorsement to the Pitkin County Commissioners.

- **Old Pond Way Signs** – Hal Hartman presented an estimate of the fabrication and installation of two (2) signs describing Old Pond Way as emergency access only, and not for thru traffic. The Board approved the fabrication and installation of the sign amounting to about \$1K. Hal will circulate the final artwork and language.

Meeting adjourned @ 9:00pm