

SOTHA Board Meeting
September 15, 2020
Minutes

Meeting called to order online at 6:00pm via GotoMeeting

- Attending Board Members:
 - Kevin Michelson
 - Susan Holliday
 - Riccardo Abate
 - Mark Reagan
 - Hal Hartman

- Attending Members:
 - Jill Teitelbaum & Buddy Meyers
 - Joe Freeman & Krista Eddy
 - Lisa Gutner

- Minutes of Prior Board Meetings 4/23/2020
 - Minutes posted on website and notification given to membership by email

- Treasurer's Report / Draft Annual Report
 - As of June 30, 2020
 - Balance Sheet - \$45.7K cash
 - P&L – \$38.3K expenses to date
 - A&R

- Receivables
 - One member is in arrears.

- Payables
 - Hal Hartman – Summer-2020, Roadside edge grass/weed cutting. This payment will be included in the 2020-2021 fiscal year.

Old Business:

- **Road Maintenance**
 - **Snow Plowing** – The Board reiterated a previous conclusion that they generally satisfied with Daly Property Services and expects to use their services again for the coming winter.
 - **Grading/Roadbase:**
 - The Board reviewed documents prepared by Hall Hartman describing road maintenance work completed in 2020, and an estimate of road maintenance work to be completed in 2021.
 - The Board acknowledged that upper sections of the road were not being maintained at a similar level to the lower roads.
 - A lengthy discussion occurred describing the existing conditions and easements for upper Shield O road above the Smith's driveway.
 - The Board agreed to direct the majority of the budget to maintaining higher quality roads up to the intersection of Shield O and Blue Sage.
 - The Board agreed to provide a minimum level of improvements for the roadways above the intersection of Shield O and Blue Sage.
 - Hal Hartman brought up traffic and road conditions on Old Pond Way and discussed it as a "risk management" issue. The Board discuss various options, acknowledging potential costs and took no action.

- **Wildfire Mitigation** –Kevin Michelson reported that Stewart Holmes organized wildfire mitigation for the neighborhood provided by the same contractors performing work on Snowmass Creek Road and paid for with a grant provided by the Snowmass Creek Caucus.
- **Weeds** – Kevin Michelson reported that Eric Hansen has organized weed spraying throughout the summer.
- **Roadside edge grass/weed cutting** –Hal Hartman completed the work recently (with the payment amount falling in the 20-21 fiscal year) and may provide those services again next year. Hal explained that the task needed to be timed to avoid any fire hazards.
- **Smith Irrigation** – Kevin Michelson reported that the irrigation pipe had been extended from the Muller's residence down to Gunther's property, and the Board agreed no action was required.
- **Stonywood Trust ROW** – The Board discussed the expiration of the existing right of way and agreed to enlist the services of Ben Genshaft to draft a simple easement for the HOA's use of Shield O Road across the Stonywood property.
- **SOMRA Invoices** – Kevin Michelson reported that a letter has been sent to the SOMRA proposed a new agreement with a fixed annual payment to the SOMRA. SOTHA is awaiting a response from SOMRA.

New Business:

- **Sonson Remodel** – Kevin Michelson reported that an application has been submitted for a remodel/addition at 84 Casey Court. A draft letter to Chuck Sonson was approved to send asking for a submission of plans to the architectural committee and informing him of a pending development fee.
 - **Water Truck for irrigation** – Kevin Michelson brought up the number of water trucks coming into the subdivision primarily for Sonson’s property and any impacts on the subdivision. The Board saw no issues with the current situation.
- **Upper Shield O Expenses** – These expenses were discussed as part of the grading and road base discussion described above.
- **2019-2020 Annual Report** – The Board acknowledged that invoices were pending from Eric Hansen for weed spraying and fire mitigation work that occurred in the 2019-2020 fiscal year. These invoices will likely get paid and accounted for in the 2020-2021 fiscal year.
- **2020-2021 Fiscal year Budget** – The Board approved the proposed budget for the next fiscal year setting the annual dues at \$1,500 per member while increasing the legal fees line item by \$500 and decreasing the Grading/RoadBase line item by \$500.
- **Annual Meeting** – Wednesday, October 7th was decided for an annual meeting to be held virtually.

Meeting adjourned @ 8:00pm