

**SOTHA Owners Meeting**  
**October 7, 2020**  
**Minutes**

Virtual

- Call to order 5:00 pm
- Establish Quorum
  - Attending were 10 parcels represented with 8 parcels represented by proxy (18 parcels total)
    - Owners attending (10 parcels):
      1. Kevin Michelson
      2. Susan Holliday
      3. Rick Muller
      4. Lisa Gutner
      5. Matt Larson
      6. Mark Regan
      7. Stewart Holmes
      8. Eric Hansen
      9. Ross Pingatore (Pingatore Ron & Dana)
      10. Ross Pingatore (Ross-Terre Holdings)
    - By Proxy (8 parcels):
      1. Hal and Joy Hartman (Mark Regan)
      2. Chuck and Julie Sonson (84 Casey Ct.) (by Kevin Michelson)
      3. Chuck and Julie Sonson (88 Casey Ct.) (by Kevin Michelson)
      4. Chuck and Julie Sonson (Quast & Johnson...Lot) (by Kevin Michelson)
      5. Hawley Smith (by Stewart Holmes)
      6. Tim Parkes (by Kevin Michelson)
      7. Jill Teitelbaum (by Kevin Michelson)
      8. Shield-O LLC (by Kevin Michelson)
- Minutes of Prior Homeowners Meeting
  - Motioned & Approved

- Treasurer's Report –
  - Presented Annual Report for 2019-2020 fiscal year.
    - Package
      - Balance Sheet
      - Budget to Actual
      - 2020-2021 Annual Budget
    - Discussed line items in report
- Road Maintenance Report
  - Kevin Michelson reported on the work completed by Howard Vagneur over the past year. Hal Hartman worked closely with Howard to keep the expenses within the budget. Thanks Hal!
  - Grading and Magnesium Chloride was applied in the spring, which seems to further the hardening the roads and keeping the dust down.
  - The spring expenses will fall into the 2020-2021 fiscal year.
- Noxious Weed Report
  - Weed spraying has occurred during the spring and early summer.
  - Roadside conditions within SOTHA easements are generally weed free.
  - Actual Fiscal Year 2019-2020 expenses will fall into Fiscal year 2020-2021.
- Fire Mitigation Report
  - Mitigation efforts occurred in the summer of 2020, performed by a maintenance crew that had worked on Snowmass Creek Road. This effort was paid by a grant offered by the Snowmass Creek Caucus. This effort was organized by Stewart Holmes. Thanks Stewart.
- Wildfire Plan
  - Reported that SOTHA has a wildfire evacuation plan and reviewed the plan with the membership.
- Roadside edge grass/weed cutting
  - Hal Hartman completed the work this summer! Thanks Hal!

- 2020-2021 Budget/Annual Dues
  - The Board approved budget was presented representing \$1500 in annual dues per member
  - \$1500 in annual dues are to be split into two (2) payments invoiced September 1, 2020 and March 1, 2021
- Board Nominations
  - Seven (7) members were nominated
    - Mark Regan
    - Eric Hansen
    - Stewart Holmes
    - Hal Hartman
    - Riccardo Abate
    - Susan Holliday
    - Kevin Michelson
  - Motioned and approved
- Meeting Adjourned
  - 5:45pm

Minutes by Kevin Michelson