

8/15/2023

Shield O Terrace Home Owners Association (SOTHA) Owners Meeting

@ the home of Kevin Michelson and by Zoom.

Attending:

1. Kevin Michelson
2. Mark Carolyn Regan
3. Rick Muller
4. Salley Shatz
5. Emily Smith
6. Eric Hansen
7. Stewart Holmes
8. Susan Holiday
9. Jessica Lundevall (Zoom)
10. Ricardo Abate (Zoom)
11. Dana, Ron, Ross Pingatore (Zoom)
12. Lisa Gutner (proxy from Kevin Michelson)
13. Hal/ Joy Hartman (proxy Stewart Holmes)

1. Call to Order
 - a. 6:00 pm
2. Establish Quorum
 - a. No quorum
3. Treasurer's Report
 - a. As of 6/30/23 balance
 - i. \$70,084.25, checking
 - ii. 5,71157 Fund
 - iii. \$11,000 over budget snowplow
 - iv. Still need billing for
 1. Weed control
 2. Fire mitigation
 - b. Dues
 - i. Increase reserve by increasing dues?
 - ii. Policy has been to have a reserve equal to the total of Owners dues for the year
 - iii. Last year the HOA has reduced the reserve due to snowplowing.
4. As a theme
 - a. The dues should cover the work without volunteers from the homeowners. Which was done by members in the past.

5. Snowplowing
 - a. Was over budget due to a big snow year
 - b. There is a discussion about negotiating a larger plow equipment and a fixed fee for 4 years from the current company performing snowplowing.
6. Road
 - a. \$22,000 projected cost this year.
 - b. Plus repair from rain event
 - c. Emily Smith, brought up the culvert that is exposed.
 - i. Board will look into having Howard create a fix
 - d. It was discussed possibly getting Insurance for the HOA for accidents/injury issues on the road , Emily has volunteered to research.
7. Weed
 - a. No bill
 - b. Work done.
 - c. Lots of weeds this year because wet spring.
8. Fire mitigation
 - a. No costs yet
 - b. It was suggested that we reach out to SOMRA (Mesa Road) to talk about plans for fire mitigation
 - c. The doc's that were part of lifting the Building Moratorium (1997?) outlined the requirements for Shield O Mesa and Shield O Terrace in fire mitigation and water storage tanks.
9. Road side cutting
 - a. Have left over budget
10. Election of Board Officers
 - a. Mark Regan
 - b. Eric Hansen
 - c. Stewart Holmes
 - d. Salley Shatz
 - e. Ross Pingatore
 - f. Ricardo Abate
 - g. Kevin Michelson
11. New business
 - a. Past member Marylyn Ogier passed away.
 - b. Packages and UPS boxes
 - i. Suggested that we create a google group, so the members can reach out when the UPS box is getting full and request that people pick up their packages, so they aren't put out in the dirt or snow.
 - c. Upper Snowmass Creek Caucus picnic
 - i. Is Saturday, at Bob Helms (end of the road resident)
 - ii. Good time for the valley residents to meet and mingle.
12. MEETING Adjourned
 - a. 7:30pm