

**SOTHA Board Meeting**  
**June 8, 2021**  
**Minutes**

Meeting called to order online at 5:00pm at 707 Shield O Rd and via GotoMeeting

- Attending Board Members:
  - Kevin Michelson
  - Stewart Holmes
  - Mark Regan
  - Ross Pingatore (virtual)
  - Riccardo Abate (virtual)
  - Eric Hansen (virtual)
  
- Attending Members:
  - Hal Hartman
  
- Board Member Replacement:
  - Hal Hartman Resigned from the Board effective 11/5/2020.
  - Ross Pingatore was voted onto the Board by the remaining members.
  
- Minutes of Prior Board Meetings 9/15/2020
  - Minutes posted on website and notification given to membership by email  
- Approved
  
- Election of officers
  - President – Mark Regan
  - Vice-President – Ross Pingatore
  - Secretary – Kevin Michelson
  - Treasurer – Eric Hansen
  
- Treasurer's Report
  - As of June 1, 2021
    - Balance Sheet - \$62K cash
    - P&L – \$32.5K expenses to date
    - A&R
  
- Receivables
  - Members with outstanding dues were discussed.
  - The Board agreed to waive the late fees for Lisa Gutner's first HOA dues payment.
  
- Payables
  - No current payables

## Old Business:

- **Road Maintenance**
  - **Snow Plowing** – The Board discussed the work performed by Daly Property Services for the previous winter and how the roads were adversely affected. The Board agreed to enlist the services of Master Maintenance for the upcoming 2021-22 Winter.
  - **Grading/Roadbase:**
    - Hal Hartman reported on the work that was recently completed and upcoming work.
    - Costs of improvements were discussed as listed below.
      - Speed Bumps on Shield O Road (2) - \$5k
      - Speed Bumps on Old Pond Way (3) - \$3k
      - Major improvements to the curve at Krista Eddy and Joe Freeman’s Driveway - \$12k
      - Paving Shield O Rd to Blue Sage and Old Pond Way to Teitlbaum Driveway - \$310k
    - The Board approved the stockpiling of recycled asphalt above the curve at Krista Eddy and Joe Freeman’s Driveway to be used to improve that corner in the fall.
    - The Board discussed how many vehicles drive faster than the 14.5 MPH speed limit causing damage to the roadways.
    - The Board agreed to poll the membership regarding speed bumps within the roadways at the annual meeting.
- **Wildfire Mitigation** – Eric reported that work was to be organized on the lower portions of Shield O Road. Any property owner should be advised of fire mitigation to occur on their properties.
- **Weeds** – Eric will be organizing weed spraying again for the summer.
- **Roadside edge grass/weed cutting** – The Board agrees to continue this work and will search for a willing individual to perform the work.
- **Stonywood Trust ROW** – The Board agreed to allow Kevin Michelson to communicate on the Board’s behalf with attorney representing the property owners of former BLM property that crosses Shield O Rd (currently owned by GOVT Lot 3 LLC and previously owned by Stonywood Trust). The Board is attempting to establish a permanent easement across the property for Shield O Rd.
- **Upper Shield O Expenses** – These expenses were discussed as part of the grading and road base discussion. The Board restated that the roadways above the intersection of Shield O and Blue Sage are improved to minimal standards. The Board also discussed options if Eric’s snowcat is no longer operational or if Eric happens to move away for the winter.

## New Business:

- **2021-2022 Fiscal year Budget** – The Board approved the proposed budget for the next fiscal year setting the annual dues at \$1,500 per member.
- **Annual Meeting** – Wednesday, July 14 was decided for an annual meeting to be held in person and virtually.

Meeting adjourned @ 7:00pm