

SOTHA Owners Meeting
July 14, 2021
Minutes

Kevin Michelson's Home
& Virtual via GotoMeeting

- Call to order 6:00 pm
- Establish Quorum
 - Attending were 11 parcels represented with 4 parcels represented by proxy (15 parcels total)
 - Owners attending (11 parcels):
 1. Kevin Michelson
 2. Susan Holliday (Virtual)
 3. Rick Muller
 4. Mark Regan
 5. Stewart Holmes
 6. Ron and Dana Pingatore (Pingatore Ron & Dana)
 7. Ron and Dana Pingatore (Ross-Terre Holdings)
 8. Joe Freeman & Krista Eddy
 9. Sallie Shatz
 10. Riccardo Abate (Virtual)
 11. Torjus & Jessica Lundevall
 - By Proxy (4 parcels):
 1. Hal and Joy Hartman (Mark Regan)
 2. Hawley Smith (Rick Muller)
 3. Matt Larson (Kevin Michelson)
 4. Eric Hansen (Kevin Michelson)
- Minutes of Prior Homeowners Meeting
 - Motioned & Approved
- Treasurer's Report –
 - Presented Annual Report for 2020-2021 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 were included in 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 2020-2021 expenses will fall into Fiscal year 2021-2022.
- Fire Mitigation Report
 - Mitigation efforts may occur if conditions allow on the lower portions of Shield O Road.
- Wildfire Plan
 - Reported that SOTHA has a wildfire evacuation plan and reviewed the plan with the membership.
- Roadside edge grass/weed cutting
 - Strider Michelson completed the work this summer! Thanks Strider!
- 2021-2022 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, 2021 and March 1, 2022
- Board Nominations
 - Seven (7) members were nominated
 - Mark Regan
 - Eric Hansen
 - Stewart Holmes
 - Ross Pingatore
 - Riccardo Abate
 - Susan Holliday
 - Kevin Michelson
 - Motioned and approved
- Meeting Adjourned
 - 8:00pm

Minutes by Kevin Michelson