

SOTHA Board Meeting
May 11, 2022
Minutes

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

- Attending Board Members:
 - Kevin Michelson
 - Stewart Holmes
 - Eric Hansen
 - Mark Regan (virtual)
 - Ross Pingatore (virtual)
 - Riccardo Abate (virtual)
 - Susan Holliday (virtual)

- Attending Members:
 - Rick Muller
 - David Berkey
 - Lisa Walker
 - Phillip St Baker

- Minutes of Prior Board Meetings 5/8/2021
 - 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 May 3, 2022
 - Balance Sheet - \$67K cash
 - P&L – \$35K expenses to date
 - A&R

- Receivables
 - Members with outstanding dues were NOT discussed.

- Payables
 - No current payables

Old Business:

- **Road Maintenance**
 - **Snow Plowing** – The Board discussed the work performed by Master maintenance for the previous winter. Many spoke to the high quality of work performed and the associated expense.
 - **Grading/Roadbase:**
 - Kevin Michelson reported that Hal Hartman was organizing \$28k work of road improvements for the spring including mag chloride to above Rick Muller’s home.
- **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.
- **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.

New Business:

- **2022-2023 Fiscal year Budget** – The Board approved the proposed budget for the next fiscal year setting the annual dues at \$2,000 per member.
- **Old Pond Way improvements** – David Berkey presented a concept to add a guardrail to downhill side of Old Pond Way for an estimated cost of \$35-50k. The Board was agreeable to the addition of the guardrail but unwilling to commit specific funds for that project ahead of other road improvement projects.
- **Muller Garage** – Kevin Michelson presented documents for an application to the Board of Adjustment on behalf of Rick and Melissa Muller for a new garage building. The Board agreed to sign a letter offering support for the application.
- **Single Family Dwellings** – The Board discussed the potential existence of many dwelling units on properties with rights to only one single family dwelling unit. The Board discussed different courses of action to address non-conforming properties. The Board agreed to table the discussion for the next board meeting.
- **Accounting Expenses** – The board agreed to increase Kevin Michelson’s hourly rate to \$60/hr.
- **Annual Meeting** – Wednesday, August 10 was decided for an annual meeting to be held in person and virtually.

Meeting adjourned @ 7:30pm