

## **SOTHA Owners Meeting**

**Dec 9th, 2025**

### **Minutes**

#### **Virtual via Zoom**

✓Call to order 6:00 pm

✓Establish Quorum

total

#### **✓Attending:**

1. Kevin Michelson

2. Stewart Holmes

3. Ross Pingatore

4. Sallie Shatz

5. Hal Hartman

6. David Berkey

7. Francois Nahama

8. Riccardo Abate

#### **✓Minutes of Prior Homeowners Meeting**

-Motioned & Approved

#### **✓Treasurer's Report**

-see attached Treasury Report

#### **✓Virtual Payment System**

HOA transitioning to a fully virtual payment system, focusing on online banking (or something like Zelle, Ross is researching) to cut

costs (we are losing \$2000 a year in fees) and improve tracking. QuickBooks remains the current system for billing emails and

payments, but the team is considering moving away from it to avoid fees and improve clarity on payment methods. The board agreed to continue monitoring the new system over the next two billing cycles before re-evaluating its effectiveness and cost savings. In the meantime, we are hoping members will either pay through online banking or if they use credit cards, they pay the fees.

#### **✓Reserve Funds and Account Consolidation**

The board agreed on liquidating the Vanguard reserve account holding approximately \$6,000 to simplify financial management and reduce administrative overhead.

-Kevin will coordinate obtaining all relevant 1099 tax forms before closing the account and provide them to Krista, who is preparing past and current tax returns.

-The consolidation aims to streamline fund management and reduce confusion over multiple accounts.

#### **✓Wildfire Mitigation Success**

-SOTHA members have spent over \$200,000, on their properties with 14 homes fully mitigated (another 4 homes have done some work) which is significant homeowner involvement! A few more members are in the process of planning their mitigation.

-Members donated \$29,166.60 to the fund established with the Roaring Fork Wildfire Collaborative. As approved by the Roaring Fork Wildfire Collaborative, \$18,000 was spent in the 1<sup>st</sup> round of mitigation. With another round of mitigation happening shortly.

-The HOA received \$7,500 in grants for wildfire mitigation from the Roaring Fork Wildfire Collaborative.

-The board plans to close the wildfire fund after the current billing cycle and will not run it in the future

-Application for a grant for post-fire noxious weed mitigation has been submitted.

-The board emphasized the importance of homeowner responsibility in maintaining mitigation efforts and noted that the roads and escape routes are now in excellent condition for residents and first responders.

### ✓**Guardrail Safety Project**

Proposal for \$66,000 guardrail installation on a section on Old Pond way and the intersection of Blue Sage Lane and Shield O rd.

-The project aims to reduce accidents on narrow, slippery roads where multiple vehicles have gone off the edge in recent years.

-The board acknowledged the need to install the guardrails is a safety issue as well as a legal liability and noted the risks of delaying safety improvements and emphasized the shared responsibility of the entire HOA.

-Sallie will be reaching out to all HOA members over the holidays to discuss and an email will be crafted to communicate the issue, costs, and request member opinions before final decisions are made.

### ✓**Construction Impact Fee Review**

Current fee inadequate for road repairs. Consideration to revise impact fee from 0.5% to 1%-3% of permit valuation to improve funding.

-The board proposed raising the fee to 1% or possibly 2% of the valuation, with the ability for the board to offer leniency under special circumstances.

-A new rule would impose a time limit on construction projects of 1.5 years, after which a monthly penalty (suggested between \$250 to \$500) would apply to encourage timely completion.

-The fee applies only to projects with a Pitkin County building permit, excluding minor cosmetic work without permit

-The board will draft the proposed changes and circulate for review, aiming to improve fairness and better fund road maintenance over the next month.

### ✓**Irrigation Regulations**

New rules proposed to limit water truck traffic and require irrigation plans from homeowners to protect road quality will be incorporated into our assessment and revision of HOA Rules being revised this winter.

-The board acknowledged concerns about excessive water truck traffic, especially related to irrigation practices.

-Suggested rules include prohibiting commercial traffic, including water trucks, between 7

p.m. and 8 a.m. to reduce nighttime disturbances.

-Limitations on the number of water trucks per day (e.g., one 75,000-pound truck daily) were proposed to reduce road wear.

-The board discussed requiring irrigation plans submitted to the architectural committee, including limits on irrigated square footage to control water use and truck traffic.

-Enforcement would rely on existing HOA rules that allow regulating landscape irrigation and construction impacts.

-The board agreed to review and update rule language, targeting adoption before the next irrigation season in spring.

#### **✓Board Liability Insurance Increase**

Discussion to raise coverage from \$1 million to \$3 million per board member; budget adjustments discussed due to increasing costs.

-The board concluded that the existing coverage of \$1 million per board member is below industry standards.

-Proposing \$3 million per board member plus an aggregate limit, effective at the upcoming policy renewal in February.

#### **✓HOA dues increase consideration**

-The board discussed raising HOA annual dues from \$2,000 to \$2,500 or \$3,000 over the next one to two years to cover growing expenses, including snow removal, fire mitigation, and road maintenance-A phased increase of \$500 per year was favored to ease member burden and allow gradual

budget alignment

-Discussions included proposing a special assessment of \$2,000 per household to fund the projects **or** raising dues.

-The board agreed to seek HOA member feedback before moving forward.

-The board agreed to notify members of the potential dues increase well before the fiscal year starting July 1, possibly incorporating it into a survey to gauge member support.

-The updated budget projects increased spending for snow plowing, road grading, and wildfire mitigation, reflecting real cost increases and ongoing safety investments.

**Meeting Adjourned**

**8:30pm**

**Minutes by Riccardo Abate**