

SOMERSET HILLS VIII HOA BOARD MEETING

June 10, 2015
7:00 PM

Valley Covenant Church

Minutes

Barry Stenberg called the meeting to order at 7:05 p.m.

Board Members Present: Steve Bilynskyj, Alexandra Gerrard, Bob Huffine, Mike Hurley, Barry Stenberg
Architectural Control Committee Members Present: Claudia McQueen, Lyn Sampayo
Homeowner present to speak regarding disaster preparedness: Beth Bilynskyj

1. Consent Agenda
2. MSC to approve April 28 board meeting minutes
3. Vice President – Open Position
MSC that Bob Huffine will fill the vacant vice-president position.
4. Board Composition Review
Question raised whether two board positions filled by write-in ballots are valid.
MSC that Claudia McQueen and Lyn Sampayo step off board for the remainder of the year.
MSC to appoint Claudia McQueen and Lyn Sampayo to the Architectural Control Committee along with Joe Linder and Barry Stenberg.
5. Treasurer's Report – Alexandra
 - a) Current Financials
need a bill for work this year from Webfoot maintenance
Expenses \$9,989.10 year to date as of May 31
 - b) A/R Aging Summary status
Dues owed by approximately 9 homeowners
 - c) Lien filing status
Agreed that we will now (mid-year) file liens against those with outstanding dues, in accordance with HOA rules.
6. Neighborhood Disaster Preparedness – Beth Bilynskyj
Concerns are earthquake and fire
CERT (Community Emergency Response Training) available in November, include notice in newsletter

Need to take individual responsibility to care for family and neighbors prior to official emergency first responder actions
Set minimum objective of CERT trained members of HOA
Offer smaller scale neighborhood training/discussion of preparedness
Suggested that we connect with local fire station on Bailey Hill Rd. – Mike will do this

7. Legal Action Report – Barry

Barry reported on current state of suit against HOA and conversations with our attorney

8. Road Work Report

Angel Flight will begin work June 29. HOA will be notified by mail.
We will need to move money from reserves when the work is billed.

9. Architectural Review Requests

- a) 2967 Timberline – major home renovation – Approved
- b) 3854 Ashford – lattice privacy screen & freestanding gabled gazebo – Approved

10. Homeowner Complaints / Resolution

- a) Placement of trampoline in wetland Common Area on Bentley Dr. - REMOVED
- b) 3869 Ashford - 2nd notice sent for removal of inoperable vehicle - REMOVED
- c) 3820 Ashford – inoperable vehicle and junk beside garage - REMOVED
- d) 3818 Brighton – significant refuse and yard waste – mostly REMOVED

11. Homeowner Notices Sent

- a) 3801 Ashford – removal of weeds and yard debris
- b) 3897 Ashford – removal of weed overgrowth
- c) Lot #460 on Ashford – weed overgrowth

12. New Homeowner Complaints

- a) 2931 Warren – overgrown and falling down arborvitae hedge
Barry will contact owner
- b) 3820 Ashford – deteriorated and disintegrating roof
Barry will send notices to homeowner and lien holders of what CCRs require
- c) 2931 Timberline – deteriorated roof, fallen fence and deck structure
Barry will send notice to homeowner of what CCRs required.
- d) 3471 Timberline – trash bin placement, etc. (letter discussion)
- e) 3473 Timberline – multiple questions, Barry will speak with homeowner.
 - 1) Regarding comments in January 2015 HOA minutes about tree removal.
Minutes recorded comments made by members. This does not indicate endorsement or confirmation of the comments by HOA or the board.
 - 2) Regarding trash can placement rules.
The CCR restriction regarding trash containers (Article X, Section 10) is in addition to any city code governing trash containers. See Article X, section 16. The HOA does not enforce city codes, which are a matter for police.

3) Regarding HOA care for common area and disputes about common area use.
CCR article VI states "The association shall reasonably maintain or provide for the reasonable maintenance of the Common Areas including improvements to said common areas." Nothing is stated in the CCRs about the association resolving disputes regarding Common Area use.

13. Mailbox Project completed – kudos to Sue Pickens for her efforts!

14. Other Business

Proposed that we research engaging an HOA management company with appropriate raising of dues.

By-law revision needed – Mike will look at this

We will place discussion of management company and by-laws on agenda for next meeting.

15. Scheduling of next Board Meeting Tuesday August 18, 7 p.m.

Adjourned 9:07 p.m.