

SOMERSET HILLS VIII HOA
BOARD MEETING
Minutes

August 18, 2015, 7:00 PM

Valley Covenant Church

Barry Stenberg called the meeting to order at 7:06 p.m.

Board Members Present: Steve Bilynskyj, Teryl Chala, Alexandra Gerrard, Bob Huffine, Mike Hurley, Barry Stenberg

Architectural Control Committee Members Present: Claudia McQueen, Lyn Sampayo

1. Consent Agenda
2. MSC to approve June 10, 2015 board meeting minutes
3. Treasurer's Report – Alexandra
 - a) Current Financials
 - Still below budget in expenditures
 - Checking account solvent
 - b) A/R Aging Summary status
 - About \$1,100 outstanding in dues.
 - c) Lien filing status – filed on York, need to refile on Han
4. Legal Action Report – Barry
 - Arbitration hearing on August 27.
5. Road Work Project Review – Barry
 - Looks good except for damage by drivers who crossed barricade.
 - In the future will consider only one seal coat to speed process.
6. Architectural Review Requests
 - a) 3891 Ashford – access ramp for rear deck – Approved
 - b) 2969 Timberline – replacement of pre-existing cedar fence section - Approved
 - c) 3854 Ashford – addition of second story balcony
 - Barry sent letter requesting further detail regarding the plan. Homeowner requested HOA records regarding architectural request approvals Financial records have been sent and minutes of the board are available on the web site. We will send as examples copies of recent prior requests that supply the sort of detail for which we are looking (cf. CCRs Article V, Section 1).
7. Complaint Resolution Report
 - a) 3801 Ashford – weeds and yard debris - Removed

- b) 3897 Ashford - weed overgrowth - Removed
- c) Vacant lot #460 on Ashford – weed overgrowth - Removed
- d) Lower Brighton mailbox cluster destroyed by errant driver – Replaced free of charge by USPS.

8. Homeowner Notices Sent/Discussed

- a) 2931 Warren – overgrown and falling down arborvitae hedge
Barry discussed with homeowner who agreed to work with HOA to correct once Common Area boundary is determined
- b) 3471 Timberline – trash bin placement, etc.
We will send request to 3471 homeowner requesting removal of traffic cones and stating that trash cans should be placed only on the street and are to be removed after emptying. We will copy this letter to 3473 Timberline with indications of the limitations of the CCR regulations concerning these matters.
We will also direct the homeowner opposite both these properties to remove a chicken wire fence.

9. New and In-Process Homeowner Complaints

- a) 3820 Ashford – deteriorated and disintegrating roof
We will notify homeowner (bank) and lien holders that the roof needs repair.
A future option is for the HOA to make repairs and attach a lien.
- b) 2931 Timberline – deteriorated roof, fallen fence and deck structure
We will send notice to remove or repair deck, deck rails and fence
- c) 3854 Timberline – overgrowth of poison oak in Common Area
Our landscaper was requested to spray this growth and another infestation on the upper part of Timberline.
- d) 2907 Timberline – dead fir tree leaning over driveway
We have arranged for removal
- e) 3853 Ashford – dead cedar trees in Common Area
We have arranged for removal
- f) 3845 Brighton – removal of fence panel without HOA approval
Letter sent indicating removal was not approved and requesting replacement, no action yet
- g) 34? Timberline – follow-up on landscaping plan and removal falling down fence panels
- h) 3844 Brighton – silver VW Passat parked on street over a month
We will send them a letter asking them to move the vehicle 295 FWQ
- i) 2933 Timberline – items stored in front of garage
We will send a letter to homeowner requesting this be cleaned up and note that two renters for same house is not permitted by CCRs

10. Tree and Brush (fire hazard) Mitigation or removal from Common Areas

- a) Wild cherry tree cut back to mitigate nuisance factor.
- b) Brush cleared from areas at outer edges of Warren and Bentley
- c) Dead tree and overhanging limbs removed from Warren Ave.
- d) Hazardous leaning trees (5) removed from lower nature trail below Timberline

- e) Dead trees (3) removed from Timberline border area.
- f) Second mowing of wetland area on Bentley and upper Timberline margins.
- g) Will remove dead branches over mailbox in front of 3848 Ashford

11. Revision of By-Laws and CC&Rs Project Discussion

This project needed but currently unassigned. We need to check by-laws against current state laws for HOAs.

12. Mike reported on inquiry at fire station regarding disaster preparedness plan. Fire captain will respond to Mike later this week.

13. Web site host move

MSC to relocate web site and domain from GoDaddy to Bluehost and build it on WordPress (or some other simple web tool), accepting any associated costs for move.

14. Scheduling of next Board Meeting Tuesday October 20, 7 p.m.

Adjourned 8:55 p.m.