

SOMERSET HILLS VIII HOA BOARD MEETING

Minutes

June 14, 2016, 7:00 PM

Valley Covenant Church

Board Members Present: Steve Bilynskyj, Teryl Chala, Bob Huffine, Brad Pickens, Teresa Tutt

1. Call to order: Bob Huffine called the meeting to order at 7:05 p.m.
2. Approval of 5/10/2016 minutes by consensus -
3. Approval of agenda
4. Treasurer's Report – (Alexandra absent, Bob printed reports)
 - a) Unpaid dues report – 27 outstanding, 7 are Breeden empty wetland lots. Liens will be filed for all unpaid after July 1.
 - b) No significant change in current state of financials.
5. Architectural Review Requests
 - a) 2923 Warren Gary Jasinek deck repair – O.K., no ACC submission needed.
 - b) Discussion: should other members of ACC attend board meetings?
Conclusion: not necessary.
 - c) 2985 Timberline play structure – discussed, but no formal proposal has been submitted yet.
 - d) 3854 Ashford panel to hide garbage cans – plans submitted, ACC will draft letter and submit to board for approval via email.
6. Homeowner Notices Sent/Discussed
 - a) 2931 Timberline – deteriorated roof, fallen fence and deck structure, etc. – report: deck and hot tub removed.
7. Homeowner Complaints
 - a) 3874 Ashford – Drainage issues.
Brad got two proposals from Emerald Excavating
 - 1) Install rain along roadway directing down toward Brighton - \$2,700
 - 2) Install drain pipe to catch basin for storm drain - \$6,950Other ideas:
 - 3) Asphalt berm along edge of road
 - 4) Saw cuts in road to re-channel the waterBrad will experiment with garden hose to determine if #1 will work.
Concern expressed about similar issue on cul de sac near 3828 Ashford – Brad will look at this as well.
 - b) 3826, 3827, 3841 Brighton – Street damage from broken EWEB pipe
Street marked by EWEB, but no final repair has been made.
Bob will follow up on this.
 - c) 3804 Brighton – tree work – complete, Bob will check with Alexandra
 - d) Weeds, etc. in common areas – taken care of by Lowell - Alexandra

- e) 3834? Bentley – Oak tree assessment? – Bob will check with Alexandra for correct address and determination.

8. Other Business

- a) General tree survey – Bob will follow-up on this with Alexandra regarding quote for this survey.
- b) Discussion regarding general approach to neglected, deteriorating homes. Postponed until next meeting.
- c) Attorney recommendations – Erin Postponed until next meeting
- d) Review of insurance policy re. officers' and directors' insurance – Erin was to contact insurance company Postponed until next meeting
- e) Updated plot map with addresses – Brad has completed this and distributed to the board.
- f) Suggestion to create a list of contractors, vendors, etc. with contact information. Teryl to follow up on this?

9. Next Board Meeting Tuesday, August 9 at 7 p.m.

Adjourned 8:42 p.m.