

# SOMERSET HILLS VIII HOA BOARD MEETING

## Minutes

August 9, 2016, 7:00 PM

### Valley Covenant Church

Board Members Present: Steve Bilynskyj, Teryl Gentry, Erin Fennerty, Alexandra Gerrard, Bob Huffine, Brad Pickens, Teresa Tutt

ACC Member Present: Barry Stenberg

1. Call to order: Bob Huffine called the meeting to order at 7:05 p.m.
2. Approval of 6/14/2016 minutes by consensus -
3. Approval of agenda by consensus
4. Treasurer's Report – Alexandra
  - a) Full financial report distributed to board by e-mail from accountant, abbreviated report distributed and reviewed by board.
  - b) 10 homeowners behind in dues, 8 empty lots have unpaid dues
5. Architectural Review Requests
  - a) 3854 Ashford enclosure project approved, signed by president.  
A question was raised whether there is an additional request for more privacy panels in the back of the house – Barry will follow-up.
  - b) 3828 Ashford pond project – discussion in process w/ ACC.
  - c) 2961 Timberline “curb” project – does it need approval? Yes, homeowner will submit for approval.
  - d) 2931 Timberline deck replacement project was not approved – since replacement is in like kind with the old one no approval needed.
6. Homeowner Complaints
  - a) 3874 Ashford – Drainage issues, further report? MSC to authorize Brad to engage a contractor to improve drainage with a ditch along roadway up to expense of \$2,000.
  - b) 3826, 3827, 3841 Brighton – Street damage from broken EWEB pipe, further report? Work still not done, Bob will contact EWEB dispatcher.
  - c) Common area across from 2929 Timberline needs mowing. Has been done, maybe by homeowner. Discussion about authorizing mowing vendor to take care of such areas on a regular basis, with some focus on specific areas. Brad will make map of areas that need regular mowing/trimming and then coordinate with our current landscape work provider.
  - d) 3828 Ashford complaint about leaning tree on common area  
3333 Bentley inquiry about whether tree which homeowner desires to prune is on common area. See 7a)
  - e) Other tree complaints? See 7a).

- f) 3837 Brighton homeowner misusing common area, applying herbicide. It was decided to generate a list of working guidelines and rules regarding common area for consideration by board. Teresa will work on this.
- g) 2959 Timberline complaint about long-term parking of vehicles at this address.  
One vehicle has been moved from the street, HOA will send letter about vehicles in driveway.
- h) 2975 Timberline planting non-native species beyond property line in common area—see 6f).

#### 7. Other Business

- a) HOA-wide tree survey – where does this stand?  
Proposal that the Town Gardner work on tree survey w/ Danks Tree Service to complete survey at a cost estimated at \$4,500. Each tree will be classified A, B, or C, imminent, probable, possible  
MSC to proceed with tree survey addressing specific concerns first (3828 Ashford and 3333 Bentley)  
We will receive a draft of guidelines for tree care on common area and act on it at next meeting. Teresa?
- b) Discussion regarding general approach to neglected, deteriorating homes.  
Tabled for lack of further information and general agreement that HOA does not wish to acquire or invest large amounts of money in seriously neglected properties.
- c) Attorney recommendations – Erin recommended Pablo Valentine \$255/hour and available, MSC to authorize Erin to engage Pablo Valentine to provide opinion on applicability of ORS chapter 94 to our HOA.
- d) Review of insurance policy re. officers' and directors' insurance – Erin We have 5,300 coverage on property "signs," the only property coverage in the policy. We may want to clarify and extend that coverage. We do have \$1,000,000 in aggregate officers and directors' insurance. We will find out cost to increase both property and O&D coverage. Erin?
- e) Creation of contractor/vendor list for HOA needs – Teryl is working on this.
- f) Discussion of timeliness of responses to on-line contact w/ HOA. Who responds to contacts and how is everyone else notified? Agreed by consensus that Steve will create a schedule assigning a month to each board member to respond.

8. Next Board Meeting Tuesday, September 20 at 7 p.m.

Adjourned 9:10 p.m.