

SOMERSET HILLS VIII HOA BOARD MEETING
Minutes
October 27, 2015, 7:00 PM

Valley Covenant Church

Barry Stenberg called the meeting to order at 7:02 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, minutes for August 18 meeting approved by consensus.
2. Treasurer's Report – Alexandra
 - a) Current Financials
Spent more than budgeted on office supplies, but no problems.
 - b) Homeowner list changes
Recent changes in ownership with no notice from title company
How do we find names of new owners?
 - b) Liens filed on 3391 Bentley Ave. and 3875 Ashford Dr.
 - c) Two more homeowners delinquent on dues, will file liens after first of year.
4. Legal Affairs Report – Barry
Arbitration hearing on August 27 was in our favor, but there is a need for a new attorney.
Alexandra moved we retain a different attorney, seconded by Mike, carried unanimously. Barry is following up on a recommendation for a new attorney.
5. Web site modification and Routing Process - Steve
Discussion of time frame for reply to homeowner request for modifications to property.
Contact form submissions will be sent to all board members, who will determine disposition to ACC or as needed.
There was some discussion of procedure and who is responsible for responding to contact form submissions.
6. Suggestions for fall Newsletter Content
Street sweeping dates, cars need to be off streets
Upkeep of lights in front of house
Dues increasing by \$5 in 2016
7. Board & ACC Composition and Replacement
Nominating committee announced at annual meeting January 20, 2015
Jeanette Hurley, Bob Livak, Barry Stenberg
Notice of nomination process to be in newsletter

Current board and term expiration dates:

Steve Bilynskyj – January 31, 2017
Teryl Chala Gentry – January 31, 2017
Alexandra Gerrard – January 31, 2017
Bob Huffine – January 31, 2018
Mike Hurley – January 31, 2016
Barry Stenberg – January 31, 2016

Noted that we have 5 positions open for nomination in 2016.

Next annual meeting set for January 19, 2016

MSC that everyone attending annual is entered into a drawing for one free year of dues.

MSC that dues be raised 5% in 2016.

8. Architectural Review Requests

a) 3891 Ashford – access ramp for rear deck – Approved

b) 3346 Bentley – fence enclosure modification

MSC to make exception to CCRs to approve this project because of the close proximity of this home to Timberline Dr. and constant flashing of car lights into home. There was one “no” vote

c) 3845 Brighton – terrace addition - Approved

9. Homeowner Notices Sent/Discussed

a) 2933 Timberline – trash bins and junk stored in driveway – notice still needs to be sent

b) 3471 Timberline – trash bin placement – review response from owner

c) 3459 Timberline – wire fence – notice to remove sent

d) 34? Timberline – green posts and wire to be removed from common area – notice to be sent

c) 3368 Bentley – Motorhome stored in driveway – homeowner notified and said he will have renters move the vehicle.

10. New and in-Process Homeowner Complaints

a) 3820 Ashford – deteriorated and disintegrating roof

Much discussion about home in foreclosure without owner present to be held responsible, occupied by squatters – we will ask Joe Linder to help with this.

b) 2931 Timberline – deteriorated roof, fallen fence and deck structure, etc. – notice needed, Barry will write and send.

b) 3329 Bentley – dead madrone – to be removed

d) 3853 Ashford – dead cedar trees in Common Area - Removed

e) 3454 Timberline – overgrowth of poison oak in Common Area – Removed

d) 3831 Brighton – fallen oak tree trunk – to be removed

11. Next Board Meeting Tuesday December 15, 7 p.m.

Adjourned 9:07 p.m.