

SOMERSET HILLS VIII HOA BOARD MEETING
Minutes
September 29, 2016, 7:00 PM

Valley Covenant Church

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

ACC Member Present: Barry Stenberg

1. Call to order: Bob Huffine called the meeting to order at 7:09 p.m.
2. Approval of 8/9/2016 MSC
3. Approval of agenda by MSC
4. Treasurer's Report – Alexandra
 - a) Financials
 - b) Eight lots with unpaid dues – discussed dues rate for empty lots and will research this to make it consistent for all empty lots – Alexandra.
 - c) Discussion of release of how to release lien that has been paid.
5. Architectural Review Requests
 - a) 3828 Ashford pond project, needs secretary's signature
 - b) 3875 Ashford: Parking – will wait to see if there is an issue, Dog enclosure, Fence panels – awaiting submittal of plans
 - c) 2961 Timberline “curb” project – awaiting submittal of plans
 - d) 3857 Ashford Paint approval – completed
 - e) 3854 Fence panels – approved, letter needed – Barry
 - f) Discussed general form letter reminding homeowners of need to seek approval before starting projects, removing trees, etc.
6. Homeowner Notices Sent/Discussed
No new notices.
7. Homeowner Complaints
 - a) 3874 Ashford – Drainage issues update: Brad – will look into licensing, bonding and insurance for landscape contractor who is offering a less expensive solution, otherwise will submit quote from Emerald Excavating via e-mail to board.
 - b) 3826, 3827, 3841 Brighton – Street damage from broken EWEB pipe, further report: Bob – awaiting call back from EWEB
 - c) Brad: Make map of areas that need regular mowing/trimming and coordinate with landscaper – still in process.
 - d) 3842 Brighton: Excessive cars parked – Steve will write letter asking for courteous use of street parking that does not block the street.
Discussed creating parking rules according to by-laws Article VII, Section 1(a) – will take up at another meeting.

- e) Catch basin cleaning requested by homeowner – Alexandra will look up cost in past by States Industries and will have them do the work if under \$500.
- f) 3828 Ashford complaint about misuse of common area by 3837 Brighton Bob will check on what this issue is.
- g) 2959 Timberline complaint about long-term parking of vehicles at this address – resolved
- h) 3324 Bentley: Tree removal request, is it on common ground? Brad will contact homeowner and provide plot map to determine where tree is.

8. Other Business

- a) HOA-wide tree survey status.
 - i) Draft guidelines for tree care on common area: Teresa. Barry provided document drafted by Teresa and Rod Kimmel – we will discuss at our next meeting.
 - ii) Presently on-going, Bentley area is completed with information available on a web site – Brad will send a link.
- b) Eight lots now owned by McDaniels: not HOA's responsibility to maintain. See discussion under 4b regarding dues for empty lots.
- c) Attorney update RE: ORS Chapter 94 relative to HOA – Erin – awaiting quote on this.
- d) Review of insurance policy re. officers' and directors' insurance – Erin
- e) Creation of contractor/vendor list for HOA needs – Teryl has posted this on-line in Google Docs.
- f) Newsletter topics
 - Steve will work on this in the next couple of weeks.
 - Teryl offered help with newsletter
 - Brad will offer report on drainage/ice issue.
- g) Suggestion by Erin to consider leaf pickup on private streets – Erin will look into this.

9. Scheduling of next Board Meeting November 3, 2016

Adjourned 9:10 p.m.