

SOMERSET HILLS VIII HOA BOARD MEETING
Minutes
November 3, 2016, 7:00 PM

Valley Covenant Church

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

1. Call to order by Bob Huffine at 7:06 p.m.
2. Approval of 9/29/2016 minutes
3. Approval of agenda
4. Treasurer's Report – Alexandra
 - a) Financials – little expenditure in past month
 - b) There were eight lots with unpaid dues, letters were sent threatening lien. Two owners responded with payment. Lien already filed on 3391 Bentley
5. Architectural Review Requests
 - a) 3854 Ashford Fence panels approved, letter needed – Bob will follow up with Barry on letter.
 - b) 3381 Bentley ACC had conversation about bright front door paint and will approve if a lighter tone.
6. Homeowner Notices Sent/Discussed
No new notices.
7. Homeowner Complaints
 - a) 3874 Ashford – Drainage issues update: Brad obtained 3 bids for correcting this problem:
Skyline \$2,400; Graham \$2,718; Emerald \$2,700
MSC to accept bid from Skyline. Brad will follow up and Alexandra will handle payment.
 - b) 3826, 3827, 3841 Brighton – Street damage from broken EWEB pipe, further report: Bob reported that EWEB states that they are done and will do no further repair. Discussion followed about asking EWEB whether their repair was up to standard. Bob will go back to EWEB and ask about repair standard and we will decide on further action at our next meeting.
 - c) Brad: Make map of areas that need regular mowing/trimming and coordinate with landscaper—still in process. Brad has marked some areas, but others still need to be indentified.
 - d) 3842 Brighton: Complaint about excessive cars parked, will address with notice in newsletter.
 - e) Catch basin cleaning—Brad. Alexandra reported that cost would be \$1,600 by Midstate. MSC to go ahead with this and Alexandra will call to get work done.

- f) 3828 Ashford complaint about misuse of common area by 3837 Brighton— Discussion and decided this is an old issue.
- g) 3324 Bentley: Tree removal—Brad will follow-up on this.
- h) 3859 Ashford: Suggestion to post “15 MPH” signs. Decided not to do this, but will put reminder in newsletter. Speed bumps were discussed.
- i) 2959 Timberline: Dead tree complaint, Brad will follow-up with owner.
- j) 3374 Bentley: House sale—option to install fencing? Referred to CCRs and sent some pictures of existing dog runs, etc. HOA approach to realtors and common area will be to refer inquiries to CCRs and inform that approval is needed for changes.
- k) 3865 Ashford: RV storage in driveway – Steve sent both e-mail and letter notifying owner that RVs cannot be stored in driveway.
- l) 3417 Timberline: Fallen tree on walking path – Erin and Brad will follow-up and see if it can be moved.
- m) 3473 Timberline complaint about hubcaps set in common area by neighbor. Will put reminder in newsletter about trash in yard/common area.

8. Other Business

- a) HOA-wide tree survey completed.
Discussion about 20 trees at imminent risk. MSC to approve work on the worst of these on common area up to \$6,000. Brad will work with Barry to identify which at-risk trees are on common area.
ii) Three oak trees in Somerset Hills III are endangering 2927 and 2929 Warren. Homeowners have been notified.
- b) Eight lots now owned by McDaniels: not HOA’s responsibility to maintain. Discussion about amount of dues for each of these lots. It is \$31.50 per lot for 2016.
- c) Draft guidelines for use and care of common area: Teresa. We will weigh in on-line by November 10.
- d) Attorney update RE: ORS Chapter 94 relative to HOA – Erin. Erin reported that attorney says that we are not required to comply with reserve guidelines of chapter 94 because our by-laws are inconsistent with chapter 94 and that general rule by our by-laws likely applies to other areas of Chapter 94.
- e) Review of insurance policy re. officers’ and directors’ insurance – Erin We have \$1,000,000 of coverage in this area. Decided to raise this to \$2,000,000.
- f) Newsletter topics—Steve.
- g) Leaf pick up on private streets—Erin reported that she talked to city and several other sources and could not locate someone who would provide this service.
- h) Annual meeting of HOA set for January 12 at 7 p.m.

9. Future agenda items:

- 1) Signage about ice on walkways.
- 2) Speed bumps to prevent speeding.
- 3) Dues increases for both improved and unimproved lots

10. Scheduling of next Board Meeting for Dec. 8 at 7 p.m.

Adjourned 9:10 p.m.