

# SOMERSET HILLS VIII HOA BOARD MEETING

## Minutes

December 8, 2016, 7:00 PM

### Valley Covenant Church

Board Members Present: Steve Bilynskyj, Erin Fennerty, Bob Huffine, Brad Pickens, Teresa Tutt

1. Call to order by Bob Huffine at 7:03 p.m.
2. 11/03/2016 minutes approved by consensus.
3. Agenda approved by consensus.
4. Treasurer's Report – Alexandra left written copies
  - a) McClure accountants asked When to send statements and associated due dates for 2017.  
*MSC that notices be sent on January 15 and due date is March 1*
  - b) MSC that dues for homes is \$110 for 2017, for unimproved lots \$33 for 2017.
5. Architectural Review Requests
  - a) Tree issues/status – Barry/Brad  
High risk trees marked with spike and tag.  
*Erin will notify homeowners who have trees at imminent risk on their lots.  
Brad will get bids on removing nine high risk trees on common area.*
6. Homeowner Notices Sent/Discussed  
No new notices.
7. Homeowner Complaints
  - a) 2915 Timberline gun related activity and arrest. Discussion about whether more than a single family is living in the home. *Will send a letter to homeowner indicating CCRs rule on this.*
  - b) 3826, 3827, 3841 Brighton – Street damage from broken EWEB pipe. EWEB stated that they dispatched someone to take photos and review and their work is complete. *We will budget for a potential repair in the future.*
  - c) Brad: Make map of areas that need regular mowing/trimming and coordinate with landscaper—*completed.*
8. Other Business
  - a) *Decided to do street sweeping in January after final city leaf pick up.  
Will explore bi-monthly street sweeping in future and monthly mowing of grass in common area in summer months.*
  - b) *MSC to set annual meeting of HOA for January 17 at 7 p.m. (change of date from last month's decision).*
  - c) MPH signs and/or speed bumps.  
*We will ask Michael Speth to explore cost for installing signs at needed locations.*

- d) *Will put a brief neighborhood watch presentation on agenda for HOA meeting in January.*
- e) Reviewed proposed guidelines for use of the Common Area and *decided to post on web site.*

9. Future agenda items:

- 1) Signage about ice on walkways.

10. Scheduling of next Board Meeting for December 29 at 7 p.m.

Adjourned 8:34 p.m.