

# SOMERSET HILLS VIII HOMEOWNERS ASSOCIATION ANNUAL MEETING MINUTES

January 17, 2017, 7 p.m.  
Valley Covenant Church

President Bob Huffine called the meeting to order at 7:12 p.m., with 21 homeowners present, plus 7 by proxy, thus constituting a quorum.

## 1. Election of board members

- Current board members:  
*Steve Bilynskyj – current term expires January 31, 2017*  
*Teryl Chala Gentry – current term expires January 31, 2017*  
*Alexandra Gerrard – current term expires January 31, 2017*  
Bob Huffine – current term expires January 31, 2018  
Brad Pickens – current term expires January 31, 2019  
Teresa Tutt – current term expires January 31, 2019  
Erin Fennerty – current term expires January 31, 2019
- Nominations  
Steve Bilynskyj (second term)  
Maria Leonard Barnard  
Alexandra Gerrard (second term)  
Jessica Rogers  
*The president called for nominations from the floor. There were none and nominations were closed.*
- *28 votes were cast and all nominees were elected.*
- *Thanks was expressed with applause to Teryl Chala Gentry for her service on the board.*

## 2. Treasurer's Report

- *President Bob Huffine presented the 2016 balance sheet and spending details on the budget sheet and took questions.*
- *President Bob Huffine presented the 2017 Budget. Don Gerrard moved approval of the budget, Marilyn Stenberg seconded and the motion carried.*

3. Tree Survey – *Brad Pickens described the results of the tree survey and answered questions about trees needing attention, noting that tagged trees may be on private lots, common area or even outside the HOA boundaries. Homeowners were encouraged to use contact forms on the web site to request permission to do work on trees in the common area.*

4. Tree/Storm Debris Cleanup – *The board will work on scheduling a clean-up day to remove debris left from the ice storm and snow. It was noted that quarterly street*

*cleanings are planned this year which will help with appearance of our streets, though street cleaning does not pick up piles of leaves or any branches.*

*5. A time for homeowner questions was offered.*

- It was asked when resurfacing of Bentley would take place. The board will review.*
- It was requested that storm drain cleaning take place annually rather than the planned bi-annual cleaning. The board will review.*
- It was requested that the board look into contracting for snow removal. A former board member reported looking into this two years ago, but the board will review this again.*
- It was asked what is required to amend our by-laws and/or CCRs. Amendments to the by-laws may be made by a majority vote at any regular or special meeting of homeowners where a quorum is present. The CCRs are automatically renewed for ten-year periods (dating from 1978) and may be amended at renewal by "an instrument signed by the then Owners of two-thirds of the Lots." At other times, amendments to the CCRs require the signatures of 90% of the lot owners. Concern was expressed by Vice-president Erin Fennerty that change of by-laws or CCRs may make our HOA subject to new state rules regarding HOAs, rules which would be costly to comply with.*

*6. The door prize drawing for free 2017 dues was held and was won by Ron Burton of 3463 Timberline.*

*7. Meeting was adjourned at 7:55 p.m.*