

SOMERSET HILLS VIII HOA BOARD MEETING MINUTES

February 7, 2017, 7:00 PM
Valley Covenant Church

1. Call to order at 7:06 p.m., welcome to new board members
Board Members Present: Maria Barnard, Steve Bilynskyj, Erin Fennerty, Bob Huffine, Brad Pickens, Jessica Rogers, Teresa Tutt
2. 12/29/2016 budget meeting minutes and 1/17/2017 homeowners meeting minutes were approved by vote.
3. The agenda was approved with addition of 7f.
4. Treasurer's Report – Alexandra absent so this report was postponed
 - a) Financials
 - b) Unpaid dues returns/letters/issues

5. The following board officers were elected for 2017:

President – Bob Huffine
Vice-president – Erin Fennerty
Treasurer – Maria Barnard
Secretary – Steve Bilynskyj

Some discussion of treasurer responsibilities and procedure for check approval followed. It was decided that approval for payments and issuing of checks will go through Maria. It was decided that Maria will study McClure's (accountant's) request for change of banks and bring a recommendation to board.

6. Storm clean-up issues
 - a) Addresses with specific complaints:
 - 3347 Bentley
Brad and Bob will go to look at it and we authorize \$400 to trim limbs if the tree is determined to be on common area.
 - 2995 Timberline – see action with Ethan (arborist) below
 - 3802 Ashford – Brad and Bob will look at this and make determination whether location of problem is on common area or not.
We will ask Ethan to survey whole HOA for hanging branches and downed trees posing risk to property and to give us a bid for cleaning those problems up. Brad and Bob will attempt to do the walk-through with Ethan. Then board will review and approve the bid by e-mail.
We had some discussion of the limitations of available plot maps for the HOA.
 - b) Along main stem of Timberline – city has done some of this recently.
 - c) Schedule clean-up day, etc. Maria will contact Somerset Hills III to ask about their clean-up day: procedure, contractor used, cost. Board will consider further action then by e-mail.

- d) Messaging to homeowners with tagged trees that are NOT on common area Erin will create a letter; Brad will provide Steve with spreadsheet giving addresses, tree tag numbers, etc.; Steve will send letters.

7. Other Business

- a) Resurfacing of Bentley Ave. We agreed to schedule this and Bob will research contractors and scheduling this.
- b) Review frequency of storm drain cleaning (request for annually). We will stick with budget for bi-annual, every two years, cleaning, on the supposition that more frequent street cleaning will reduce debris in drains.
- c) Review request for snow removal contract – discussion of whether we can find a contractor for this, cost, and whether we can designate this as street maintenance and use reserves for this. We will get legal opinion from our attorney about whether reserves can be used for snow and ice removal. Steve will seek bid(s) for snow removal and ice amelioration.
- d) Review possibility of updates to by-laws and CCRs. We already have a legal opinion that changes to CCRs would cause us to be subject to current state regulations regarding HOAs, which would mean incurring large expenses for reserve studies, funding of reserves, etc. There was much discussion about how our reserves are determined and procedure for unspent funds at end of year. There was no definite conclusion.
- e) Schedule of which board member responds to homeowner queries each month: Steve will create new list.
- f) Speed limit signs – Teresa reported that she had estimate that needs to be clarified in regard to what it includes. We will act on this estimate when it is finalized and complete.

8. Scheduling of next Board Meeting: March 7 and each first Tuesday of the month after that, insofar as possible.

9. Adjourned at 8:55 p.m.

Respectfully submitted,

Stephen S. Bilynskyj
Secretary