

SOMERSET HILLS VIII HOA BOARD MEETING MINUTES

March 7, 2017, 7:15 PM
Valley Covenant Church

1. Call to order at 7:20 p.m.

Board Members Present: Maria Barnard, Steve Bilynskyj, Erin Fennerty, Alexandra Gerrard, Brad Pickens, Jessica Rogers, Teresa Tutt

2. 2/7/2017 board meeting minutes were approved by consensus.

3. The agenda was approved by consensus.

4. Treasurer's Report

- a) No reports available yet, discussion of where bank statements are mailed after address change. This needs to be clarified.
- b) MSC that the following persons will be the signers on our Umpqua Bank account # and on our Morgan Stanley investment account and that all other names be removed from the list of signers:

Maria Barnard
Stephen S. Bilynskyj

- c) Discussion of whether to switch banks according to our accountant's request. Issue was tabled.
- d) Some discussion of outstanding liens and unpaid dues. Erin will draft a resolution regarding dues collection procedure for action at our next board meeting. The treasurer received from Marilyn Stenberg a list of possible properties for lien action. Maria will review this list and recommend actions at our next board meeting.
- e) Discussion of wetland lots and response of owner to lot dues amount. Erin will draft a letter explaining that the dues amount is set in our by-laws and Maria will sign and send it.
- f) Steve will create electronic letterhead template for HOA correspondence.

5. Storm clean-up issues

- a) Specific properties: Ethan has list of properties to work on from actions at last board meeting.
- b) Scheduling, contractor for general clean-up day – Maria Somerset III used Absolute Tree Service for fairly comprehensive clean-up including chipping and hauling and cleaning of common areas.

Discussion followed regarding what our plan should be for remaining clean-up, cost of that work, and what funds are available to pay for that work.

Due to departure of vice-chair and treasurer at this point in the agenda, meeting adjourned early, about 8:45 p.m. Remaining business was mostly tabled as noted below. Some information on remaining items 6c and 6d was shared, as noted below.

- c) Letters to homeowners with tagged trees NOT on common area – Steve, Brad – tabled

6. Other Business

- a) Scheduling of resurfacing of Bentley Ave. – Bob - tabled
- b) Investigation of snow removal contract – Steve -tabled
- c) Revisit discussion of designation of reserve funds and of unspent funds at end of each fiscal year. – Information from our attorney was shared, including advice on amending CCRs. Further action was tabled.
- d) Schedule of board member respondents to homeowner queries by month – Steve – Distributed to all present
- e) Speed limit sign final estimate – Teresa - tabled
- f) Other standard operating procedures? - tabled

7. Next board meeting was scheduled for March 21, 7 p.m. at Valley Covenant Church.

8. Adjourn (see note above).

Respectfully submitted,

Stephen S. Bilynskyj
Secretary