

SOMERSET HILLS VIII HOA BOARD MEETING AGENDA

May 2, 2017, 7:15 PM
Valley Covenant Church

1. Call to order at 7:17 p.m.

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

2. Approval of 3/21/17 minutes by e-mail and consensus.

3. Approval of agenda by consensus.

4. Treasurer's Report

- a) Financials – Alexandra left reports through March and they were reviewed. There was some discussion of need for accountant to provide additional information/different format in reports, especially for capitalized expenditures, which do not show in profit and loss.
- b) Signature authority for Umpqua and Morgan Stanley – paperwork is complete and awaiting Alexandra's signature.

5. Storm clean-up issues

- a) Remaining issues?
Discussion of extra non-storm material added to clean-up pick up. It was decided by consensus not to do any further pick up (responding to some homeowner requests for dealing with additional material).
- b) Costs of cleanup were discussed, but it was felt that the financial reports did not provide a clear picture (see 4a above).
- c) Tree survey sharing/distribution – It was decided by consensus to provide copies of the survey upon request, with the caveat that the two tree-damaging storms have made the report much less current and relevant.

6. Other Business

- a) Scheduling of resurfacing of Bentley Ave and Angell Flight bid– Bob has received a bid from Western Asphalt, will seek one more bid.
- b) Designation of reserve funds and of unspent funds at end of each fiscal year. Jessica has put the question to our attorney and we are waiting on an answer.
- c) Speed limit sign project– Teresa reported that it has been completed for \$601.59.
- d) Request to remove stump from common area behind 3838 Ashford. Brad has replied and indicated that common area is left natural by HOA, but that homeowner has permission to remove at own expense without further damage to common area.
- e) 3859 Ashford – common area tree cut down by neighbor in the back. Board will send a letter reminding neighbor of common area tree policy and that trees cannot be cut without permission.

- f) Deck Plans – 2929 Timberline Dr. Homeowner came to board meeting and board communicated that project does not have approval and board reserves the right to request that it be removed.
- g) 2975 Timberline – lighted address sign, removal of rhododendrons and tree chips on common area. Erin will draft letter to point out common area policy.

7. Outstanding Items

- a) Liens and unpaid dues:
 - a. Erin presented a resolution [attached to minutes] regarding dues collection procedure. It was MSC that we adopt this resolution.
- b) Treasurer reports that all liens have been filed.
- c) Wetland lots and response of owner to lot dues amount: Erin wrote a letter explaining that the lot dues amount is uniform amount according to by-laws and cannot be adjusted for individual owners by the board.
- d) Electronic letterhead template for HOA correspondence. Steve has not done this yet.
- e) It was agreed that we want to pursue amendments to CCRs. Discussion about legal cost for this. Agreed to pursue this later in the year.
- f) Investigation of snow removal contract – Steve has not done this yet.
- g) Mowing – Brad got one bid and will pursue others.
- h) Stump grinding – Brad got bids, but it was agreed that we hold off because of large cost to common area maintenance budget.
- i) Street cleaning – Erin will call Midstate and set up a cleaning now.

8. Next board meeting, June 6, 7:15 p.m.

9. Adjourn.

**Somerset Hills VIII Homeowner's Association
RESOLUTION**

WHEREAS Article IV, Section 1 of the Somerset Hills VIII Declaration of Covenants, Conditions and Restrictions ("CC&Rs") provides for the levying of assessments to be paid by the owner of lots within the Association; and

WHEREAS Article IV, Section 8 of the CC&Rs provides that the Board of Directors shall establish the due date for any assessment levied against a lot; and

WHEREAS Article IV, Section 9 of the CC&Rs provides that assessments not paid within 30 days after the due date shall bear interest from the due date at the rate of 10% per annum; and

WHEREAS Article IV, Section 1 of the CC&Rs provides that assessments, together with interest, costs, and reasonable attorney's fees, shall be a continuing lien against the lot against which such assessment is made until such time as they are paid; and

WHEREAS efficiency and uniformity in the process of collecting unpaid assessments, and costs and interest related thereto, is desirous;

NOW, THEREFORE, Somerset Hills VIII Homeowner's Association, acting through its Board of Directors at its regularly scheduled meeting with a quorum present, did after due deliberation:

HEREBY RESOLVE that, effective immediately:

1. Lot owner(s) who have an assessment that remains unpaid 30 days after the due date established for payment of said assessment will be sent a courtesy notice reminding them of the unpaid assessment.
2. Lot owner(s) who have an assessment that remains unpaid 60 days after the due date established for payment of said assessment will be sent a courtesy notice reminding them of the unpaid assessment, and that the CC&R's provide for the imposition of interest, costs, liens, and reasonable attorney's fees related to collection of said assessment.
3. Without any additional notice to the lot owner(s), liens will be filed in the Lane County Deeds and Records office against all lots and lot owners that have an assessment and/or accrued interest thereon that remains unpaid 180 days after the due date established for payment of the assessment. The lien amount will reflect the amount of the unpaid assessment, accrued interest, lien filing fees, and, if relevant, any attorney fees.

By _____
Steve Bilynskyj, Secretary

Date: _____