

**SOMERSET HILLS VIII HOA
BOARD MEETING MINUTES
June 6, 2017, 7:00 PM
Valley Covenant Church**

1. Call to order at 7:06 p.m.

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

2. Approval of 5/2/17 minutes by e-mail consensus.

3. Approval of agenda by consensus.

4. Treasurer's Report

- a) Financials – Erin will contact our accountant to clarify the form of reports we need and request that they be e-mailed to us on the 15th of each month.
- b) List of unpaid dues was presented and we will follow our new resolution. Erin will draft a notice letter and Alexandra will copy and send out the letters.
- c) Signature authority; Umpqua and Morgan Stanley – Bob – signatures at bank have been completed.
- d) Erin and Jessica reported on meeting with our attorney regarding use of funds and the possibility of amending CCRs. We are awaiting a letter from the attorney putting some of his conclusions in writing. Teresa will research the history of establishment of the Morgan Stanley account in order to determine if it is, in fact, a reserve fund as specified by our CCRs.

5. Storm clean-up

- a. Cost? \$6,175 was spent from common area maintenance budget.

6. Other Business

- a) Resurfacing Bentley Ave – Bob
Contract was already signed with Western Asphalt for \$7,995. Second bid from Aegis was \$6,973.50, but it was decided to go ahead with Western Asphalt. Bob will verify that crack sealing will be included.
- b) Designation of reserve and unspent funds – see 4d above.
- c) “Concerned Resident” complaint of bamboo at 3393 Bentley – Jessica will write letter to homeowner asking for bamboo to be removed from common area. Brad will do a visual inspection of the issue.
There was further discussion of anonymous complaints and it was decided to change the contact form on the web site to require name and address (Steve).
- d) 3403 Timberline / 2931 Warren; Unkempt hedge – Brad will visually inspect and Erin will follow up communication.
- e) 2901 Timberline; SH III pesticide usage – we confirmed Erin's e-mail response that the problem likely does not affect our HOA common area.

- f) 3801 Ashford; fallen tree property damage and liability – 3 trees brought to our attention by homeowner. We will take down 1 that we are confident is in the common area.
- g) 2925 Timberline; outstanding dues payoff – done
- h) 2908 Warren; Common Area mowing – Brad has already responded to homeowner saying that area has not traditionally been mowed. Some of it appears to be on private area.
- i) 3838 Brighton; new homeowner query – answered via e-mail.
- j) 3896 Ashford; potentially dying tree, perhaps on Common Area and home sale with outstanding dues – Brad inspected tree and resolved
- k) 3874 Ashford; down cherry tree on Common Area – Brad will follow-up.
- l) 3838 / 3848 Ashford; tree branch clean up – Agreed to have Paraclete come and pick up 3 piles, 2 in front of 3838, 1 by side of 3841.
- m) Rockridge HOA inquired whether we use a management company – Erin has already responded that we do not.
- n) 3810 Brighton sale; Western Title info request – completed
- o) 3894 Ashford; builder and roof warranty – Erin has already responded informing owner that HOA has nothing to do with this.
- p) 2947 Timberline; shed constructed without permission – ACC will write letter stating the shed is unapproved and asking for it to be removed by August 1.
- q) 3865 Ashford, tree on common area was cut down to 6-8 foot stump with bird house placed on top of stump – Teresa will write a letter to homeowner regarding permission needed to cut trees on common area.

6. Outstanding Items

- a) Electronic letterhead template for HOA correspondence – Steve – done
- b) Amendments to CCRS (legal fees, proposed changes) – tabled, see 4d above.
- c) Potential snow removal contract – Steve – this service does not appear to be available in our area.
- d) Common Area mowing – Brad has located a contractor and will have that person mow the usual areas this week.
- e) Street cleaning – Erin; scheduled for June 13

7. For next meeting:

- a) Mail box upgrades for parts of HOA still using old style rural boxes.

8. Next Board meetings scheduled for July 11 at 7 p.m. and August 8 at 7 p.m.

9. Adjourned at 9:30 p.m.