

SOMERSET HILLS VIII HOA
BOARD MEETING MINUTES
July 11, 2017, 7:00 PM
Valley Covenant Church

1. Call to order at 7:00 p.m.

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

2. Approval of 6/6/17 minutes as corrected by e-mail consensus.

3. Approval of agenda by consensus.

4. Treasurer's Report

- a) Financials – still need some adjustment in regard to budget categories being used, checks need to be re-categorized. Erin will follow up with Travis.
- b) Change to Summit Bank for better timing of reporting – no action at this point.
- c) Unpaid dues – It was moved, seconded and carried (MSC) to approve past due letter prepared by Erin and get it sent out to those still owing.
- d) Signature authority; Morgan Stanley – Bob – signatures have been completed.

5. Other Business

- a) Street sweeping – done in June, next in September and December.
- b) Mailbox upgrades for parts of HOA still using old style rural mailboxes
5 different sections still using rural mailboxes. We agreed that each section needs a homeowner project leader. Funds need to be budgeted in future years.
Tabled.
- c) Resurfacing Bentley Ave – Bob
Bob verified with Western Asphalt that crack sealing is included; date TBD
- d) Proposed letter to new homeowners distributed by Teresa. Board will take home and review. Discussion about asking title companies to have buyers sign off on receipt of this new homeowner letter.
- e) 2975 Timberline Dr. – reviewed letter to homeowner regarding landscaping on common area, directed it to be sent with copy of common area guidelines.
- f) 3016 Timberline property changes: ACC waiting on further information and will respond when received.
- g) Designation of reserve funds and unspent funds and possible amendments to CCRs – We first heard from Teresa on history of separate investment fund, which was, according to Barry Stenberg, first established for special expenditures that are not recurring and not limited to street repair or maintenance. It was first with Dean Witter and is currently with Morgan Stanley. Jessica's report on our attorney's opinion suggests that we have freedom to use these funds as the board deems best. Jessica will follow up with attorney. With regard to unspent

funds at end of year, the board is free to carry those forward and use them as it deems best.

- h) 3393 Bentley, complaint of bamboo overgrowth. Investigation raised question of whether it was the invasive kind, and that it is actually an adjacent house that is the source. HOA will take no further action at this time.
- i) 2947 Timberline shed request – clarified that ACC will write a letter stating that the shed is unapproved.
- j) Undeveloped lots response regarding dues amount. Suggested that it be clarified that previous lower dues amount was special price for Breedon Brothers, and that current price is the same as for other owners of undeveloped lots. Steve will write letter.
- k) Homeowner concern over “lack of yard work and property maintenance by some of the people in our neighborhood.” Without more specific information the board cannot take any further action.
- l) 3026 Timberline retaining wall, patio and fencing on common area – Brad & Teresa reported that homeowner has been cooperative and will await approval before proceeding any further with project.
- m) 2981 Timberline: indoor grow room & oxygen tank – Steve has responded saying that HOA can take no action and safety issues should be addressed to police.
- n) 3324 Bentley complaint about 3368 Bentley fence and vegetable garden – Teresa investigated and reported that a resolution process has begun.
- o) 3430 Timberline request for problem trees to be removed. Teresa brought pictures and suggested that tree may be diseased. We will have Ethan evaluate trees for action. Brad will contact Ethan. Jessica will follow up with homeowner.
- p) 3008 Timberline property change request – Jessica requested more information (diagram, pictures, etc.).
- q) 3874 Ashford cherry tree partially broken branch removal request. Discussion of fact that it is not a safety risk. HOA will not act on it, but homeowner will be given permission to have it removed at homeowner’s expense.

Jessica will draft a resolution regarding Board response to common area tree issues.
- s) 2929 Warren large oak removal on common area, major hole in trunk – 1 quote received for \$2,100 from James Cummings Tree Service. Brad will look at other bids, including from Paraclete.
- t) 3463 Timberline request for assistance with cost of removing root ball left after clearing of downed tree – Jessica will request picture to clarify location.

6. Outstanding Items

- a) Mowing needed in common areas done by youth contractor, invoice to be submitted.

b) Review of the history of HOA contact with each household by house number/street name was completed by Teresa. Electronic copy will be filed by Steve.

c) MSC to add Don Gerrard to the Architectural Control Committee

d) Steve will review and update boardandacc mailing list names.

The board discussed the Architectural Control Committee (ACC) general approach. The board would like to see the committee take a larger roll on the property changes that are submitted. That is not just to review and recommend but go ahead and make a final decision and notify the home owner. We do not need to have approval from the board on our decisions. Letters that go to home owners should be also sent to the board secretary for filing. A summary of ACC action will be provided at the next board meeting.

The board will also make a better attempt to forward property change notices to "boardandarch" e-mail list so that all of the ACC members will be included from the beginning. Steve will amend the website "property changes" form to be sure that it goes to the above address.

7. Next Board meeting scheduled for August 15 at 7 p.m.

8. Adjourned at 8:58 p.m.