

SOMERSET HILLS VIII HOA
BOARD MEETING MINUTES
August 15, 2017, 7:00 PM
Valley Covenant Church

- 1) Call to order at 7:04 p.m.
Board Members Present: Steve Bilynskyj, Erin Fennerty, Alexandra Gerrard, Bob Huffine, Jessica Rogers, Teresa Tutt
Homeowner present: Ted Treffry

- 2) 3435 Timberline; excessive speeding, member Ted Treffry
Shared map of Timberline where speeding problem noting location of driveways and homes with children. Speeders come from above where new construction is taking place. Ted requested the board's blessing on pursuing solutions with the city. MSC [moved, seconded, carried].

- 3) Approval of agenda – approved with two additions

- 4) Treasurer's Report
 - a) Financials; adjustment to budget categories being used – Erin will continue to work with Travis to get reports and categories in proper format.
 - b) Unpaid dues; Erin printed past due letter copies, obtained Alexandra's signature and passed to Jessica to copy and scan before mailing.

- 5) Other Business
 - a) Resurfacing Bentley Ave, Catch Basins on Bentley NOT cleaned last year, Seeping water on Bentley – Steve/Bob Livak. There has been no response from any Bentley resident so project has been postponed until next year.

 - b) Proposed homeowner letter (distributed by Teresa) to be shared with new homeowners/title companies – Decided to mail it to all homeowners in September.

 - c) Designation of reserve funds and unspent funds and possible amendments to CCRS –Jessica will continue to follow up. There was some discussion of procedure for working on changes to CCRs.

 - d) "Concerned Resident" aka "jld Property manager" complaint of bamboo at 3393 Bentley. This was anonymous communication and the board will take no further action.

 - e) Undeveloped lots response regarding dues amount – Steve sent letter explaining the board's position.

 - f) 3430 Timberline; problem trees: request for removal – Jessica has received no further information. No action yet, waiting on report from Ethan evaluating trees. Jessica will follow up with homeowner and with Brad.

- g) 3008 Timberline; property change request—more information requested but has not been received, so no action yet.
- h) 3463 Timberline; request assistance with cost of removing root ball left after clearing of downed tree – Jessica will follow up on request for picture.
- i) 2951 Timberline; dead Fir trees (in common area?). Board is waiting on more information from Brad. Bob will follow-up with Brad.
- j) 3848 Brighton Ave; unidentified neighbor placing dog feces and anonymous notes on car – Brad already responded by e-mail, no further action from board.
- k) 2925 Timberline; request for posting of signs along walking path, “You are approaching a residential area. Please be aware of your noise level and respect your neighbors.” Steve will send an e-mail recognizing the problem but indicating that the board will take no further action.
- l) Noted that letter to 2947 Timberline about unapproved shed still needs to be sent from ACC.
- m) Fine proposal – Steve presented a proposed list of financial penalties for violations of the CCRs. Action was postponed to be taken up in conjunction with changes to CCRs in a process in 2018.
- n) 3849 Ashford RV parking issue, also at 3838 Ashford and 3460 Timberline – raised by Marilyn Stenberg. After discussion, the board requested pictures of the problems. Teresa will follow up.
- o) Noted that usual common area mowing still needs to be done in some places. Steve will follow up with Brad.

6) Next Board meeting – September 12, 7 p.m.

7) Adjourned at 8:46 p.m.

Tabled/Outstanding Items:

1. Mailbox upgrades for five parts of HOA still using old style rural mailboxes; each area needs a homeowner project leader and funds need to be budgeted in future years. Tabled.