

SOMERSET HILLS VIII HOA  
BOARD MEETING MINUTES  
September 12, 2017, 7:00 PM  
Valley Covenant Church

- 1) Call to order at 7:06 p.m.  
Board Members Present: Steve Bilynskyj, Erin Fennerty, Brad Pickens, Jessica Rogers, Teresa Tutt
- 2) Approval of agenda MSC
- 3) Minutes approved by consensus via e-mail
- 4) Treasurer's Report
  - a) Financials; adjustment to budget categories being used – Erin still needs to follow-up. Decided to work on this for next year.
  - b) Unpaid dues; Jessica sent out 23 letters and uploaded copies to those addresses' permanent records on Google Drive.
  - c) Follow-up on lien letters, 2901 Timberline sold in February, will seek payment from new owners.
- 5) Other Business
  - a) 2959 Timberline; problem with trees in common area  
Brad met with owner, 4 trunks are within her circle and can be trimmed as needed.
  - b) 2908 Warren; decaying wood under blackberry bushes leading to purported insect infestation  
Brad communicated with owner and it was agreed that owner will deal with issue.
  - c) 2951 Timberline; dead trees  
Brad asked for plat for 2951 and walked the property. Brad will follow-up with owner about location.
  - d) 3430 Timberline; dead trees  
Brad will contact Ethan to evaluate. Steve will check on whether e-mail reached owner.
  - e) 3408 Bentley; AC property change—fence panels  
More follow-up will be done by ACC.
  - f) 3849 Ashford; trailer hitch exceeds front of houseline by ~three feet  
Steve will follow-up with e-mail saying it's been considered but no decision yet.  
Screening fence will require ACC approval.
  - g) 3022 Timberline tree roots  
Brad will have Ethan look at and evaluate these trees.
  - h) 3848 Brighton complaint about dog feces and notes on car.  
Discussion with homeowner indicates homeowner feels issue is resolved.
  - i) 2947 Timberline, shed letter, paint color change  
Letter will be sent indicating that shed did not have ACC approval. ACC will consider paint color.
  - j) 3810 Brighton proposal to extend deck, fence panels, retaining wall. This proposal is with the ACC which is waiting on more information from homeowner.

k) Common area mowing

We will contract with Rexius or some other major contractor for next year.

l) Discussion about Brad's concerns board response to e-mail contacts as follows:

1. Travis will work with the Escrow/Real Estate Agents—these requests can be forwarded to him. *Board will continue monthly responder rotation.*

2. It would be helpful if we had “go-to” people on different subjects such as: dues, neighborhood issues, trees, maintenance... I would rather handle emails spread out through the year than concentrated in one month. *Discussed.*

3. As a reminder, the responder does not have to have the answer, just a simple “received” type of reply may be sufficient for time being. Then look to the board for follow-up assistance.

4. Please blind copy whole board

5. Please include address in the subject line. *Contact forms have been modified to require addresses and to place them automatically in the subject line.*

*Discussion concluded that designated responder should answer in some fashion within 48 hours and blind copy the whole board. We may relieve Brad from responder duty in order to concentrate on trees and ACC.*

6) Next Board meeting October 10 at 7 p.m. at Valley Covenant Church.

7) Adjourned at 8:50 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.
2. CCR changes. Tabled.
3. 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.