

SOMERSET HILLS VIII HOA
BOARD MEETING MINUTES
October 10, 2017, 7:00 PM
Valley Covenant Church

- 1) Call to order at 7:09 p.m.
Board Members Present: Steve Bilynskyj, Erin Fennerty, Alexandra Gerrard, Brad Pickens, Jessica Rogers, Teresa Tutt
- 2) Approval of agenda MSC
- 3) Bob Huffine's resignation from board and from president office was acknowledged. Thanks will be expressed with a card signed by the rest of the board.
- 4) Approval of September minutes by consensus.
- 5) Treasurer's Report
 - a) Financials
 - b) Unpaid dues: noted that only four accounts remain unpaid.
 - c) It was moved, seconded and carried to add Jessica Rogers as signer on the Umpqua Bank account and remove Bob Huffine, so that our two signers will be:

Alexandra Gerrard
Jessica Rogers
- 6) Old Business
 - a) 2951 Timberline: review follow-up by Brad on locations of dead trees. *Trees have been taken down by Ethan.*
 - b) 3430 Timberline: review follow-up on evaluation by Ethan. *Ethan's evaluation was that deaths of these trees was caused by drought stress. We accepted bid to remove two dead pines and one dead fir.*
 - c) 3408 Bentley: review ACC action on fence panels. *ACC is still in process, Brad will request plot plan with location of fence.*
 - d) 3849 Ashford: review trailer parking issue. *It was reported that gate has already been built without ACC approval. We will send letter noting lack of approval.*
 - e) 3022 Timberline: review Ethan's evaluation of trees. *Ethan bid removal of one fir and we accepted his bid.*
 - f) 2947 Timberline: review ACC action on paint color. *ACC approved paint color.*
 - g) 3810 Brighton: review ACC action on proposal to extend deck, fence panels, retaining wall. *ACC identified problem with a tree that needs to be addressed. Waiting on more information from homeowner.*
- 7) New Business
 - a) 3325 Brighton: review ACC response to request for green house. *Waiting on more information from homeowner, but ACC will not approve green house.*
 - b) 3331 Bentley: request for storm drain cleaning, "maintenance" of hillside behind. 3 drains are blocked and need to be cleaned. *Brad will arrange for cleaning of*

storm drains on Bentley by Midstate Industrial. Brad will also arrange street sweeping for late November, December.

- c) 2947 Timberline: complaint about tree removal and wood left on property
*Discussion observed that most of wood is on common area.
Discussion about our policy in regard to cleaning up common area.
It is understood that in the current case wood will be removed by Ethan.*
- d) 3016 Timberline: notification of intent to remove trees within property circle.
Removal of trees approved.
- e) Officer roles for remainder of year: *Erin will chair the board meetings a vice-president.*
- f) Suggestion to contact Graham Landscape for snow removal and ice prep and regular mowing maintenance. *Steve will contact them.*

8) Next Board meeting Thursday, November 16, 7 p.m. Following meeting will be December 12.

9) Adjourn 8:25 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.