

SOMERSET HILLS VIII HOA  
BOARD MEETING MINUTES  
November 16, 2017, 7:00 PM  
Valley Covenant Church

- 1) Call to order at 7:04 p.m.  
Board Members Present: Steve Bilynskyj, Erin Fennerty, Brad Pickens (arrived 8:15 p.m.), Jessica Rogers, Teresa Tutt
- 2) Approval of agenda MSC
- 3) Approval of October minutes by consensus.
- 4) Treasurer's Report
  - a) Financials
  - b) Dues lien released on 3343 Bentley (needs follow up with Alexandra), dues liens placed on 3318 Bentley and 2923 Warren. 2901 Timberline needs to be followed up with new owners.
  - c) Report on meeting with McClure & Assoc. – Jessica and Steve met with our accountants and explained what kind of information we need in reports. Reports for this evening now show proper categories, etc. McClure recommended that we obtain W-9s at the point of hiring new contractors. McClure needs copies of liens when they are filed.
  - d) MSC carried that, at McClure's recommendation, we switch to Summit Bank after the election of a new treasurer at the beginning of 2018.
- 5) Old Business
  - a) 3430 Timberline: tree removal bid accepted, has it been completed? *Yes.*
  - b) 3408 Bentley: review ACC action on fence panels. *Additional information requested via e-mail and homeowner has not responded.*
  - c) 3849 Ashford: has letter been sent regarding unapproved gate construction? *Yes.*
  - d) 3022 Timberline: tree removal bid accepted, has it been completed? *Yes.*
  - e) 3810 Brighton: Waiting on information from homeowner regarding tree problem in relation to other projects. *Homeowner has not responded further.*
  - f) 3325 Bentley: waiting on information from homeowner regarding request for green house (already decided not to approve). *No further information from homeowner, board assumes issue is closed.*
  - g) 3331 Bentley: storm drain cleaning bid was approved by e-mail, is it completed? *Drains were cleaned.*
  - h) Has street sweeping been scheduled? *Mid-State has it pending in late November, early December.*
  - i) 2947 Timberline: complaint tree removal wood left on property – resolved? *Yes.* Homeowner response to request for removal of unapproved shed. *We will send letter saying board stands by its decision. We dispute the allegation that homeowner received verbal permission. To the board's knowledge there has been no practice of granting verbal permission. All project approvals are in the form of written and signed letters.*

- j) 3435 Timberline: update on speeding vehicle issue. *Concerned homeowner could not attend this meeting.*

6) New Business

- a) 3845 Ashford: Complaint about RV parked for 2 weeks in cul de sac. *RV is in storage and is no longer parked in HOA.*
- b) 3331 Bentley: Complaint about storm drain, complaint about lack of HOA maintenance of hill at back of home toward Timberline. *Storm drains have been cleaned, homeowners handled hill maintenance themselves.*
- c) 3852 Ashford: Notification of roof replacement. *Project is completed.*
- d) 2951 Timberline: request by homeowner to remove large fir tree and limbs on second tree overhanging house was approved via e-mail. *Has been completed.*
- e) 3837 Brighton: Request for evaluation of ash tree behind home said to be on common area, bid received from Town Gardner for \$675. *MSC to approve this request. Brad will notify Town Gardner to proceed.*
- f) 3821 Brighton: Request for removal of tree said to be on common area. *We will respond by e-mail asking for clearer identification of tree and then will ask Town Gardner to evaluate and bid if necessary.*
- g) 2925 Timberline: Complaint about bushes at corner blocking view of traffic as drivers exit cul de sac. Has it been adequately addressed? *Needs further evaluation. Brad will follow up.*
- h) 3854 Ashford: Complaint about homeowner at 3837 Brighton blowing leaves, etc. onto common area. *Discussed and the board chooses to take no action.*
- i) 2929 Warren: Request for approval of NW Natural work to install gas line to home. *Approval was given earlier via e-mail.*
- j) 3859 Ashford: Request for removal of tree near 3426 Timberline, said to be in common area. *Board decided not to take action since it does not come from an affected homeowner.*
- k) 2975 Timberline: Frequent and regular Airbnb rental activity. *Board will aim to specifically prohibit short term rentals in future CCRs revision. Noted that another homeowner in the HOA is also doing Airbnb. We noted that CCRs require homes to be occupied by one related family. Matter postponed until next meeting.*
- l) We will consider posting common area for removal of pet waste.
- m) Yard lights: *Teresa will post notices on people's doors when yard lights need to be replaced or repaired.*
- n) Newsletter and new guidelines *will be mailed in the next few weeks.*
- o) Timberline to Brighton pathway is slippery and dangerous. *Teresa has worked on cleaning it up.*
- p) Date for homeowner annual meeting *set for Tuesday January 30 at 7 p.m.*

7) Business for next meeting:

- a) Nominating committee: *Apparently no nominating committee was appointed at annual meeting last January. Board needs to appoint and convene a nominating committee for January 2018 board elections.*
- b) 2018 budget, including setting of dues amount for 2018.

8) Next Board meetings December 12 and January 9.

9) Adjourn 9:05 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.