

SOMERSET HILLS VIII HOA
BOARD MEETING MINUTES
December 12, 2017, 7.00PM
Valley Covenant Church

- 1) Call to order at 7:06 p.m.
Board Members Present: Steve Bilynskyj, Alexandra Gerrard, Jessica Rogers, Teresa Tutt
HOA Member Present: Darin McDaniel
Jessica served as acting chair of the meeting in Erin Fennerty's absence
- 2) The agenda was approved with one addition by consensus.
- 3) November minutes were approved by consensus via e-mail
- 4) Treasurer's Report
 - a) Financials – November report received from McClure and reviewed. We are still in the black for 2017.
- 5) Old Business
 - a) 3837 Brighton: Request for evaluation of ash tree behind home said to be on common area, bid received from Town Gardner for \$675. *Removal completed, invoice received.*
 - b) 3821 Brighton: Request for removal of tree said to be on common area. Has tree been evaluated? *Need to write homeowner for more information.*
 - c) 2929 Warren: Request for approval of NW Natural work to install gas line to home, approval given via e-mail. New issue with neighbor at 2931 Warren stopping work by NW Natural by threatening to sue. Area was visited by board member. Board obtained diagram of installation route from NW Natural. *Approval of project was confirmed by board and letter will be sent to NW Natural with copies to affected homeowners.*
 - d) 2925 Timberline: Complaint about bushes at corner blocking view of traffic as drivers exit cul de sac. *Resolved.*
 - e) 2975 Timberline and other properties. Issue of frequent and regular Airbnb rental activity. *Postponed.*
 - f) Posting of common area for removal of pet waste. *Postponed.*
 - g) Yard light maintenance notices. *Ashford, Brighton and Bentley completed. Need to do Timberline and Warren.*
 - h) 3351 Bentley: Requests for information regarding green house, terracing prior to purchase. *Handled by e-mail.*
- 6) New Business
 - a) Bentley resurfacing project, *Darin McDaniel, a Bentley homeowner, agreed to be liaison for this project and to stand in nomination for the board for 2018.*
 - b) 2967 Timberline: Request for removal of black oak tagged E38. *Approved to be removed and we will ask Brad to schedule it with Town Gardner.*

- c) Appointment of nominating committee.
Steve Bilynskyj, Alexandra Gerrard, Darin McDaniel, Teresa Tutt were appointed to the nominating committee for 2018.
- d) 2018 Budget: *Jessica will create a draft for consideration at our January meeting. Dues amount for 2018 was set at \$115.*
- 7) Next Board meeting date is January 9, 2018, annual meeting is January 30, 2018.
- 8) Adjourned at 8:15 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.