

SOMERSET HILLS VIII HOA
BOARD MEETING MINUTES
January 9, 2018, 7.00PM
Valley Covenant Church

- 1) Call to order at 7:10 p.m.
Board Members Present: Steve Bilynskyj, Alexandra Gerrard, Brad Pickens,
Jessica Rogers, Teresa Tutt
Brad served as acting chair of the meeting in Erin Fennerty's absence
- 2) Approval of agenda as amended by consensus
- 3) Approval of December minutes – completed via e-mail
- 4) Treasurer's Report
 - a) Financials
Ending balance Cash account: \$12,026.68
Ending balance Morgan Stanley: \$90,647.51
 - b) 2018 Budget
There was discussion line by line on proposed budget.
It was agreed to create a special projects line for mailboxes and CCRs legal work.
MSC to recommend attached budget.
 - c) Confirmation of 2018 dues amounts: \$115 for each home lot, \$34 for each undeveloped lot.
- 5) Old Business
 - a) 3821 Brighton: Request for removal of tree said to be on common area. Waiting on additional information from homeowner—*still waiting*.
 - b) 2929 Warren: Request for approval of NW Natural work to install gas line to home. At last report NW Natural was pursuing alternative route, which would require a survey to be paid for by homeowner. *Board has concluded discussion on this issue.*
 - c) Issue of frequent and regular Airbnb rental activity at various properties in HOA. *The question remains whether we will enforce in relation to this activity the CCRs' provision that occupancy is restricted to one related family.*
 - d) Posting of common area for removal of pet waste. *The board decided not to pursue signs. Discussion followed about need for regular maintenance of common area paths.*
 - e) Yard light maintenance notices. *Timberline and Warren still to be done by Teresa.*
 - f) Bentley resurfacing project to be done this summer. Any updates? *No.*
 - g) 2967 Timberline: Request for removal of black oak tagged E38. *Brad will check with Ethan of Town Gardener on this project.*

- h) Tree stump at entrance to Ashford and stumps by 2995 Timberline. *Brad will get quotes for removal.*
- 6) New Business
 - a) 3829 Brighton: complaint about cracking in street surface. *Brad will drive by and look at the problem.*
 - b) 3417 Timberline: dying Sequoia tree in common area. *Steve will forward pictures to Brad. Brad will follow up.*
 - c) Shall we mail reminder card about annual meeting? *Yes, Steve will print and prepare for mailing, hopefully with some help.*
 - d) Brush pile at north end of HOA, below 2901 Timberline. *Brad will get quote on cleaning it up.*
 - e) 3859 Ashford: Stolen orange cone (which belonged to homeowner) which had marked a hazard to vehicles. *Board decided to assume no responsibility.*
- 7) Annual meeting is January 30, 2018. Next board meeting is February 13 at 7 p.m.
- 8) Adjourned at 8:44 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.