

SOMERSET HILLS VIII HOA
BOARD MEETING MINUTES
February 13, 2018, 7.00PM
Valley Covenant Church

- 1) Call to order at 7:08 p.m.
Board Members Present: Steve Bilynskyj, Erin Fennerty, Darin McDaniel, Jessica Rogers, Teresa Tutt
- 2) Approval of agenda
- 3) Approval of January minutes – *completed via e-mail*
- 4) Treasurer's Report
 - a) Financial report
*We currently have \$21,838.70 in our checking account.
We currently have \$91,275.45 in our Morgan Stanley investment account.
We have received \$10,863 in dues so far for 2018.
Jessica will work with McClure on switching banks.*
 - b) Did McClure receive needed W-9s? *Jessica will verify this.*
- 5) New Business
 - a) Welcome/orientation for new board members, Darin McDaniel, Donna Stout.
We gave a map of the HOA to Darin.
 - b) Election of officers for 2018.
Erin Fennerty elected as vice-president, Jessica Rogers as treasurer, Steve Bilynskyj as secretary. Election of president was postponed.
 - c) 2927/2929 Warren parking of trailer by other neighbor on common area paved space. *Resolved.*
 - d) 3847 Ashford landscaping project request. Teresa visited. *Owner received plot map and is revising plan to conform to property boundary.*
 - e) 3837 Brighton request to remove dead limbs and trim 4 trees on common area at owner's expense. Teresa is providing further information. *We will notify homeowners that they have the right to trim trees extending over their property boundary to the boundary but without killing the tree. We recommend that they use Town Gardner.*
 - f) 3810 Bentley paint color change request. *Approved by board.*
 - g) 3841 Brighton, report of chickens kept in yard. *We will send letter noting that poultry are prohibited by CCRs. Steve will write letter.*
 - h) Mowing of select common area. Thompson Landscape is providing a quote for quarterly mowing. *We will wait on that quote.*
 - i) Regular maintenance of common area paths. How to do this? *We'll ask Brad to get this included in Thompson Landscape bid.*
 - j) Noted that a couple of deer have been poached in our area. *We will put notice in newsletter asking for reports.*

- k) *Teresa reported that Kay Freeman 3847 Ashford volunteers to take on mailbox upgrade project for Ashford.*
- l) *Plan for approaching CCRs changes was discussed. Board will read CCRs and before next meeting identify changes they would like to see.*

6) Old Business

- a) *3821 Brighton: Request for removal of small damaged pine tree on common area. Teresa reviewed this on site and asked for us to get a quote on removal. We will add to list for Town Gardner to review.*
- b) *Frequent and regular Airbnb rental activity in HOA. How shall the board respond? Noting that we wish to revise the CCRs to specifically prohibit this, we will send letters noting that the board views short-term rentals as a violation of the single related family clause in our CCRs. Notice will also be given in the newsletter.*
- c) *Yard light maintenance notices. Teresa reported by e-mail they are completed.*
- d) *Bentley resurfacing project. Darin will contact Bob Huffine for information about past arrangements.*
- e) *2967 Timberline: Request for removal of black oak tagged E38. Brad reports tree is tagged yellow=probable risk. Approved, needs to be done by Town Gardner. Erin will contact Town Gardner with this and other tree issues above.*
- f) *3829 Brighton: complaint about cracking in street surface. Brad recommends getting quotes on repairs and pursuing the issue with utility responsible for the damage. Darin will get quote on repair in conjunction with Bentley resurfacing.*
- g) *3417 Timberline: dying Sequoia tree in common area. Brad's review shows tree poses little safety risk. Brad recommends giving owner permission to remove at owner's expense. Board concurs, Erin will e-mail homeowner.*
- h) *Tree stumps at entrance to Ashford and by 2995 Timberline. Brad is obtaining a quote from Thompson Landscape for removing these.*
- i) *Pile of sticks below 2901 Timberline. Included in above quote from Thompson Landscape. Darin will remove the pile of sticks.*

7) Next board meeting March 13, 7 p.m.

8) Adjourned at 8:28 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, but see action in regard to Ashford above.*
2. *CCR changes. Tabled, but see action above.*
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.*