

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

- 1) Call to order at 7:05 p.m.  
Board Members Present: Steve Bilynskyj, Erin Fennerty, Darin McDaniel, Jessica Rogers, Donna Stout, Teresa Tutt
- 2) Approval of agenda by consensus as amended.
- 3) Approval of February minutes – *completed via e-mail*
- 4) Treasurer's Report
  - a) Financial report  
*Need to have McClure update reports with 2018 budget  
\$9,900 dollars in dues received in February, \$20,817 received total for 2018.  
Jessica will e-mail board with outstanding dues information.  
We will verify due date and then send out 30-day late notices.*
  - b) Report on bank switch  
*Need president identified in order to complete this process.*
- 5) New Business
  - a) Lien released on 3318 Bentley with full payment including lien filing and release fees. *Completed via e-mail, no action needed. Treasurer noted that items in lien need to be carefully itemized and recorded (actual cost, lien filing fee, lien payoff recording fee, interest).*
  - b) 3818 Brighton: *Reported that house is abandoned. Reported that there is garbage and rats outside. Teresa will take a look at property and report to board.*
- 6) Old Business
  - a) Election of president for 2018: *In the hope that Brad Pickens will accept this position, this action was postponed until next month.*
  - b) Revision of CCRs: *Taken off the table. A list (attached) of desired changes suggested by board members was compiled for further discussion and study.*
  - c) 3847 Ashford landscaping project request: *Delayed by homeowner because of rain.*
  - d) Mowing of select common area, including around common area paths: *Reviewed bid from Thompson Landscaping. \$255 per mowing, expecting 3 times per year. Moved, seconded and carried (MSC) to accept bid and proceed as needed.*
  - e) Tree stumps at entrance to Ashford and by 2995 Timberline: *Reviewed bid from Thompson Landscaping. \$660 by 2995 Timberline, \$330 at entrance to Ashford. MSC to accept bid and proceed.*

- f) 3821 Brighton: Request for removal of small damaged pine tree on common area. *Quote from Town Gardener is \$250. MSC to accept bid and proceed.*
  - g) Frequent and regular Airbnb rental activity in HOA. *Letter not sent yet. Jessica will write letter indicating that complaints have been received.*
  - h) Bentley resurfacing project: *Darin reported that Western Asphalt will honor last year's bid for \$7,795. MSC to accept bid with time and date to be arranged by Darin with homeowners and contractor.*
  - i) 3829 Brighton: complaint about cracking in street surface. *Darin looked at the area and wondered if it could be fixed with a patch or whether it needed more repair. Darin will consult with Brad and Western Asphalt on cost.*
  - j) Pile of sticks below 2901 Timberline. *Removed by Darin.*
  - k) 3841 Brighton: March 8 homeowner response to letter about chickens. *Board decided that no response to homeowner's message is necessary.*
  - l) 2947 Timberline: March 12 inquiry about board action on shed. *Erin will write a letter stating that the board has not had any practice of verbal approval and we stand by our prior decision not to approve the shed installation done without prior approval.*
- 7) Next board meeting April 10.
- 8) Adjourned at 8:52 p.m.

**Suggested changes to CCRs (these were offered in brainstorming session without critique, discussion or action at this time):**

**Article II**

Are section 1 a and b is necessary?

Review section 3

**Article III**

Review Section 2 and remove language about Class B membership, maybe no provision for membership classes at all.

**Article IV**

Section 3 Change restriction on amount of annual increase.

Section 3 remove entirely, except to say that annual assessment will be set by board of directors.

Section 4 remove last sentence

Add section that states that any fee or penalty for infraction of CCRs becomes a lien against the property.

## **Article V**

Add grandfathering clause for existing structures, fences. In event of need of replacement or contention that use is non-conforming, burden of proof will be on homeowner to show that structure existed before grandfathering date to avoid a fine or request for removal.

Section 2 can be removed.

Clarify clause indicating that board members are not liable for failure to enforce or for enforcing CCRs.

## **Article VIII**

How much of it is necessary? Do we have any party walls?

Clarify language about single-family occupancy, rental usage, etc. No short-term rentals.

## **Article X**

Remove or modify section 6

Section 8 eliminate reference to 1 dog or 1 cat.

Section 10 removed last phrase "enclosed by fences that screen them by sight."

Do we need section 14?

Remove section 15.

Add a paragraph prohibiting marijuana growth outside.

Review section 18

## **Article XI**

Revise section 1 to indicate that no failure of to do so by Association create any right of action for breach of duty.

Add section that indemnifies individual board and indicates board members are individually liable in lawsuits against the HOA.

Section 3 remove last sentence and clarify the language about how to change the CCRs.

**Other suggestions:**

Add section indicating that street parking spots are for temporary, visitor use. Homeowners to park in garage or driveway.

Hold an information session or conduct an on-line or snail-mail survey with homeowners sharing some of the above suggestions and asking for their suggestions.