

SOMERSET HILLS VIII HOA
BOARD MEETING MINUTES
April 10, 2018, 7.00PM
Valley Covenant Church

- 1) Call to order at 7:05 p.m. by Jessica
Board Members Present: Steve Bilynskyj, Alexandra Gerrard, Darin McDaniel, Brad Pickens, Jessica Rogers, Donna Stout, Teresa Tutt
- 2) Approval of agenda by consensus as amended.
- 3) Approval of March minutes – *completed via e-mail*
- 4) Treasurer's Report
 - a) Financial report: *No reports because accountant is in midst of tax season. Jessica will go in to sign tax return.*
 - b) Bank switch needs president's signature.
 - c) Outstanding dues report: *Still need to receive this from McClure and then 30/60 day notices will be sent out.*
- 5) New Business
 - a) 3848 Ashford: Request for removal of 3 trees. Report from Town Gardner. *Brad recommended on basis of report to put them on watch list. MSC to give homeowner permission to remove at own expense, otherwise trees will be on watch list. Brad will contact homeowner via e-mail.*
 - b) 3395 Bentley: Inquiry about replacing outdoor light fixtures. *ACC handled by e-mail.*
- 6) Old Business
 - a) Election of president for 2018. *MSC to elect Darin McDaniel as president.*
 - b) 3403 Timberline: Follow-up on trimming of hedge in relation to property lines. *Steve will follow-up to indicate that response already given is approved by board. Homeowner has permission to trim if on common area.*
 - c) 3818 Brighton: Report on condition of property, letter needed? *Verbal complaint about exterior appearance. Steve will send letter certified mail return receipt asking for cleanup of exterior of property by May 31 and indicating HOA will do cleanup if homeowner does not.*
 - d) 3847 Ashford landscaping project request: Status? *Homeowner still on hold.*
 - e) Tree stump removal: *Likely to be scheduled and completed in the next couple weeks.*
 - f) Mowing: *Three dates have been scheduled: May, late June, August*
 - g) 3821 Brighton: Removal of damaged pine tree on common area. *Done.*
 - h) 2947 and 2975 Timberline: Frequent and regular Airbnb rental activity in HOA. Review proposed letters. *Agreed to send letters as written. Steve will research other possible addresses advertising rental.*

- i) 2947 Timberline: *Letter regarding confirmation of denial of approval for shed has not been sent. Moved and seconded to rescind decision not to approve shed. Motion failed 5 to 1. Steve will notify homeowner of this decision by e-mail.*
 - j) Bentley resurfacing project: *To be completed. Date set with Western Asphalt of July 10 to do half of loop, then second half on July 12. There will be only one day when use of street is unavailable for each half. Residents will be notified at beginning of June.*
 - k) 3829 Brighton: *Bid for repair of street in this area. Skin patch will not work because of washed out road base from broken water pipe. Correction of road bed problem with patch will be \$4,250 - \$5,375. Darin and Brad will contact EWEB with this information and pictures to see if they will take responsibility for repair. Then board will revisit this next month.*
 - l) Ashford mailbox project: *Kay Freeman is heading this up and is preparing communication to neighbors.*
 - m) Revision of CCRs: *Next steps in process? Add proposed fines to process. Consider possible attorneys to help with process. Get feedback from homeowners on proposed changes.*
 - n) Board member list of phone numbers, e-mail addresses. *Will be done by Steve.*
- 7) Next board meeting May 8.
- 8) Adjourned at 8:30 p.m.