

SOMERSET HILLS VIII HOA
BOARD MEETING MINUTES
May 8, 2018, 7:00PM
Valley Covenant Church

- 1) Call to order at 7:01 p.m. by Darin
Board Members Present: Steve Bilynskyj, Erin Fennerty, Alexandra Gerrard, Darin McDaniel, Brad Pickens, Jessica Rogers, Donna Stout, Teresa Tutt
Homeowners Present: Bryan Kimbell, Doug Wilhelm, Anthony Kenney, Laura Pettigrew, Pete Knox
- 2) Approval of agenda by consensus as amended.
- 3) Approval of April minutes – *completed via e-mail, MSC to approve*
- 4) Treasurer's Report
 - a) Financial report: *have received \$22,197 to date*
 - b) Bank switch status: *in process to move account to Summit Bank*
 - c) Outstanding dues report: *38 lien letters sent out for unpaid dues
MSC to approve financial report*
- 5) New Business
 - a) 2947 Timberline: Homeowner concern about denial of permission for shed. *Board heard homeowner's request and case to grant permission for shed. Board requested a proper plan to be submitted and agreed to review the issue again at our next meeting. Darin will talk to Barry Stenberg about history.*
 - b) 3403 Bentley: Blackberry removal, pictures from Darin. *Darin showed video of the area. MSC to grant a continuing permission to homeowners to trim back the blackberries in this area, with no use of herbicides.*
 - c) 2947, 2975 Timberline: Homeowner concern about denial of permission for AirBnB. *Homeowner asked what the issue is? Board responded that concern is the rule limiting occupancy to one related family does not allow short-term rentals. There was further discussion about guest behavior, parking and dog issues. Homeowner was encouraged to participate in process of changes to CCRs in this regard.*
 - d) 3395 Bentley: Inquiry about adding storm/screen doors, handled by ACC. *Decided that no permission was necessary as long as new doors are not of a color that is a major change in the visual appearance of the house.*
 - e) 3826 Ashford: Complaint about lawn ornaments, etc. on common area. *MSC that we send a letter asking for removal of lawn art and other objects from common area outside property circle, and asking for clean up of property within the circle quoting Article X, section 5. Steve will write letter.*
 - f) 3851 Ashford: Proposed roof replacement, status? *New roof color will be approved by e-mail, Brad will send it.*

- g) 3859 Ashford: Request for removal of dead pine on common area. *Decided to ask Town Gardner to evaluate for any safety risk. Brad will contact Town Gardner.*
- 6) Old Business
- a) 3818 Brighton: Clean up needed, certified letter not delivered. *Steve will send another letter "Address Service Requested" so that we may obtain owners' new address.*
 - b) 3847 Ashford landscaping project request: Status? *Tabled.*
 - c) Tree stump removal: Update? *Brad reported this is scheduled for this week and Brad will follow up.*
 - d) Mowing: Update? *See 6c.*
 - e) Street cleaning schedule: *Board will discuss at our next meeting.*
 - f) 3829 Brighton: Street repair, report from Darin and Brad regarding EWEB responsibility for repair. *Revised proposal from Western Asphalt for \$4,250 - \$5,400. Brad and Darin will continue to pursue EWEB for this cost.*
 - g) Revision of CCRs: Plan for soliciting homeowner input? *Postpone.*
 - h) Mail box upgrade for Ashford. *Teresa reported that consolidation of 18 boxes is being pursued. 17 homeowners have been contacted and are in favor. Teresa is waiting on USPS project manager to respond.*
- 7) Next board meeting June 12, 7 p.m.
- 8) Adjourned at 8:50 p.m.