

SOMERSET HILLS VIII HOA  
BOARD MEETING MINUTES  
June 12, 2018, 7:00PM  
Valley Covenant Church

- 1) Call to order at 7:00 p.m. by Darin  
Board Members Present: Steve Bilynskyj, Erin Fennerty, Alexandra Gerrard, Darin McDaniel, Brad Pickens, Jessica Rogers, Donna Stout, Teresa Tutt
- 2) Approval of agenda
- 3) Approval of May minutes: *MSC to approve.*
- 4) Treasurer's Report
  - a) Financial report
  - b) Credit card payment issue: *MSC to pay bill and close account.*
- 5) New Business
  - a) 3318 Bentley: Deck step project referred to ACC. *Approved pending verification with property map.*
  - b) Note that several real estate/escrow requests for information were handled by e-mail. *There was some discussion of procedure for this.*
  - c) Note that some requests regarding paint/stain colors were handled by e-mail.
  - d) 3870 Ashford: Complaint about many pieces of fence in common area. *MSC to write letter asking for removal of any fencing on common area. Teresa and Darin will follow up.*
  - e) Proposal about trees: *Teresa moved to authorize Brad to take action on a tree that is seriously diseased, dead or otherwise at imminent risk of falling on structures. Seconded and carried.*
  - f) 2995 Timberline: Reroofing project in progress, question about approval of roof. *Board decided to ask homeowner to halt project and begin process of seeking approval. Brad and Darin will follow-up. Letter to follow.*
  - g) Lot 441 near 3804 Brighton: Lot sold, question about trees on common area. *Tabled and Erin will follow up to check on who new owner is.*
- 6) Old Business
  - a) 2947 Timberline: Review of new submission for approval of shed. *It was decided that the previous decision of the ACC and board stands. An e-mail to*

*that effect will be sent by Steve.*

- b) 3818 Brighton: Clean up needed. *Certified letter was delivered. Some clean up has taken place.*
  - c) 3826 Ashford: Complaint about lawn ornaments, etc. Letter still to be sent.
  - d) Tree stump removal: Update? *Done.*
  - e) Mowing: Update? *Questions about whether certain areas got mowed well.*
  - f) Street sweeping: *Erin will schedule this for the coming year.*
  - g) 3347, 3349 Bentley: Blackberries growing into street. *Darin volunteered to trim these back from street.*
  - h) 2925 Timberline: Bushes blocking view of curve. *Board discussed the possibility that the problem viewing traffic coming up the hill lies in the shape of curve on Timberline more than in bushes obstructing view.*
  - i) 3841 Brighton: *Chickens and chicken coop were removed.*
  - j) Completed ACC projects
    - 3016 Timberline*
    - 3855 Ashford*
    - 3026 Timberline*
  - k) Ashford mailbox project is getting close to completion, with approval by post office. *MSC to order the 18 box mailbox unit*
  - l) Revision of CCRs: Plan for soliciting homeowner input.  
*Erin and Jessica will prepare draft of information to send to homeowners. Draft will be reviewed at next board meeting. Then we will take the following steps:*
    - Mail survey to all homeowners.*
    - Provide on-line response opportunity.*
    - Hold feedback meeting.*
- 7) Next board meeting July 10.
- 8) Adjourned at 8:45 p.m.