

SOMERSET HILLS VIII HOA
BOARD MEETING MINUTES
July 10, 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: *MSC with addition of driveway issue at 2931 Warren.*
- 3) Approval of June minutes happened by e-mail.
- 4) Treasurer's Report
 - a) *Financial report late from accountant, will be presented and approved by e-mail.*
- 5) New Business
 - a) 3820 Ashford: Complaint about overgrown yard, weeds. High weeds in common area? *Yard was cleaned up. Common area was mowed by previous owner, but new owner does not do it. Board decided no action necessary.*
 - b) 3824 Ashford: Complaint about yard maintenance and disabled vehicle in driveway. *Yard was cleaned up. Teresa will write letter about vehicle.*
 - c) 3830 Ashford: Complaint about continuous fence in violation of CCRs not removed in process of sale. *Teresa will determine whether fence is on owner's property. If encroaching on common area, Teresa will write a letter.*
 - d) 2908 Warren: Complaint about tall grass. In common area? *Determined that issue is on privately owned lot #279. Darin will send letter to lot owner.*
 - e) 2931 Warren: Complaint about changes to common area landscaping, removal of hedge and healthy tree, concrete slab poured and project underway without approval. Owner asked about maintenance of shared driveway on common area. Owner expressed belief nearby storm drain was clogged. *Brad arranged for a dead tree to be removed by Town Gardner for \$225. Healthy tree removed was within property circle. With regard to project on new concrete slab, Brad directed homeowner to stop work and submit plans for project. Steve will write letter asking for work to stop and regarding need for approval for any project affecting external appearance of property. Driveway issue tabled for consideration in process of changes to CCRs. Issue of clogged storm drain will be researched and addressed later.*
 - f) 3859 Ashford: Catch basin cleaning question. *Basins were cleaned by Mid-State in December. Brad suggested we schedule next cleaning for summer 2019.*
 - g) 2975 Timberline: Complaint of homeowner not cleaning up after dog in common area. *Erin will write letter explaining need to keep pet leashed and pick up after it. MSC to authorize up to \$30 to post signs stating need to keep dog leashed and pick up after it.*

- 6) Old Business
 - a) 3826 Ashford: Complaint about lawn ornaments, etc. letter sent.
 - b) Revision of CCRs: Review of information draft to be sent to homeowners (Erin, Jessica). *Jessica walked board through highlights of draft in progress. Draft when completed will be sent to board by e-mail.*
 - c) Ashford mailbox project report. *Mailboxes have been delivered and are waiting for installation.*
 - d) 3870 Ashford: Complaint about many pieces of fence in common area report, letter (Darin, Teresa). *Investigated by Teresa and Barry. Fence pieces are 10 feet high but appear to be within property circle. Height of fence pieces will be addressed when property owner returns to country.*
 - e) 2995 Timberline: Reroofing project completed without approval. *Letter will be sent stating that project was not approved. Steve will send letter.*
 - f) Lot 441 near 3804 Brighton report on ownership and concern for trees on common area. *According to county records lot has same owner and has not been sold.*
 - g) Street sweeping report. *Will take place on Monday July 16. Darin and Brad will address concern about whether or not to sweep Bentley after resurfacing.*
 - h) Brighton street repair: Report on EWEB claim. *Claim denied. There was discussion about continuing to complain to EWEB in the hope that it would produce a positive response. MSC to drop complaint against EWEB and at next board meeting schedule repair.*
 - i) Bentley resurface update. *Half completed. Bill will be sent to accountant.*
- 7) Next board meeting August 14. Jessica will take minutes.
- 8) Adjourned 8:50 p.m.