

SOMERSET HILLS VIII HOA BOARD MEETING MINUTES

August 14, 2018, 7:00 P.M.
Valley Covenant Church

1. Call to Order at 7:06.

Board members present: Darin McDaniel, Erin Fennerty, Jessica Rogers, Teresa Tutt, Donna Stout, Brad Pickens, Alexandra Gerrard.

2. Approval of Agenda by consensus.

3. Approval of June minutes by email consensus.

4. Treasurer Report

- a. Financial report for June and July
- b. Invoice from city for 2017 removal of nuisance vegetation paid.
- c. Treasurer to follow up with McClure to maintain updated homeowner list.

5. New business

- a. 3831 Brighton – Complaint about trash cans left out and dog off leash. Renters moved out? Teresa reports that renters have vacated and matter is resolved.
- b. 3332 Bentley – Lights previously approved by ACC. Shed approval pending further information from Homeowner.
- c. 3395 Bentley – Color change when repainting approved; approved prior to meeting.
- d. 3842 Brighton – Request for approval of tree work; approved prior to meeting.
- e. Question regarding removal of dead animals - Teresa reports to group and provides handout from Barry regarding procedure for removal of dead animals. Brad to follow up with numbers listed in handout to verify information. Suggest updating website to include this information for Homeowners.
- f. 2981 Timberline - Complaint regarding unleashed dog and unapproved construction. Teresa spoke with Homeowner and advised of location of property line and complaints about unapproved construction of steps. Steve to send letter to Homeowner demand removal of unapproved construction.
- g. 2957 Timberline – Tree E33 removed from common area; resolved prior to meeting.
- h. 3875 Ashford - Complaint about unapproved construction. Teresa and Barry spoke with Homeowner. Work being done is repair of previous structure. Although like-kind replacement, Association to request written request from Homeowner to document that replacement is grandfathered by Association. Teresa to follow up with Homeowner.
- i. 3841 Ashford - Tree work; question whether it is on common area. Other problematic tree with split trunk very high in the tree. Would require steel binding, which Ethan does not do. Discussion regarding updating tree survey. Tree is healthy and Board defers action at this time.

- j. 2906 Timberline - Roof replaced without prior project approval. Teresa and Barry spoke with manager of site project. Roof replaced with roof that was previously approved for another Homeowner. Discussion regarding need for Homeowner to still submit plans for approval by ACC.
- k. 3471 Timberline - Complaint by 3473 Timberline regarding trailer parked on street. Teresa visited home, trailer not present at that time. Darin to respond to complainant's email that we could not verify violation, but will ask complainant to advise of future violations. Review Art. 10, Section 11 of CC&Rs regarding storage. Discussion regarding trailers. Utility trailers not within purview of the rule.
- l. 3820 Ashford - Complaint by 3828 Ashford regarding continuous fencing. Fence has been there for years. No action due to length of time fence has been in existence. Darin to follow up with complainant.
- m. 2925 Timberline - Unapproved tree work. Review email from Steve; he spoke with crew boss. No action.
- n. 2929 Timberline - Request from Homeowner regarding reimbursement if Homeowner pays for tree removal. No response yet. Need to confirm whether tree is located in common area. Need to ask Ethan to assess likelihood of failure. Donna to follow up with Homeowner to say we will not reimburse.
- o. Brighton Street repair - estimate from Western State approximately \$5,000. Board to discuss authorizing repair with adoption of 2019 budget; tabled for now.
- p. Anonymous Homeowner complaint mailed to Teresa's home. No action due to anonymous nature of complaint.
- q. Erin suggests that Homeowner complaints be printed and brought to each meeting. Will discuss with Steve at September meeting.

6. Old Business

- a. 3826 Ashford - Confirm whether letter has been sent; if so, waiting for response from Homeowner. Response from Homeowner due 8/31.
- b. Revisions of CC&Rs - Jessica gives update on Megan Livermore opinion. MSC regarding opinion on reserve study before proceeding with CC&R revision. Jessica to follow up with Board in September.
- c. Ashford mailbox project report. - Teresa reports. Projected completed. Slightly over budget, Homeowners happy with project.
- d. 3870 Ashford - Complaint about many pieces of fences in common area. Teresa reported that she visited site to clean common area parking area. Tabled; follow up with Homeowner upon return to USA.
- e. 2995 Timberline - Unapproved roofing project. Homeowner provided incomplete response to request for ACC approval. ACC to follow up with Steve & Homeowner.
- f. 3824 Ashford - Complaint about yard maintenance and disabled vehicle. Teresa sent letter regarding car. Have until 9/1 to remove car. Teresa monitoring and will follow up with Board in September.
- g. 3830 Ashford - New Homeowner was advised by a neighbor that their fence was not in compliance. Fence has been in common area for years. No action due to length of time fence has been in existence.
- h. 2908 Warren - complaint about tall grass in common area. Darin cut some grass back himself, had advised Homeowner of need to cut grass. Discussion regarding

Association liability if City cuts noxious vegetation in future, and extent of maintenance Association will undertake. Jessica to update Association address with County Assessor to avoid unnoticed invoices in the future.

- i. 2931 Warren - complaint about changes to common area landscaping. Status update - Steve sent Homeowner letter asking Homeowner to cease all further work. Need to send follow up letter demanding removal. Ask Steve to send follow up letter consistent with letters sent to other Homeowners with similar violations.
 - j. 2975 Timberline - Complaint regarding failing to clean up after dog. Erin reports that signs are posted reminding Homeowners to clean up after their dogs. Dog waste has not been removed.
 - k. Street sweeping report - Project completed.
 - l. Bentley resurfacing update - Project completed. Darin reports on Homeowner response. Road looks good; pleased with work by Western Asphalt
- 7. Next board meeting September 11, 2018, at 7:00 P.M. Darin will be absent.**
- 8. Adjourned at 8:48.**