

SOMERSET HILLS VIII HOA
BOARD MEETING MINUTES
September 11, 2018, 7.00PM
Valley Covenant Church

- 1) Call to order at 7:10 p.m. by Darin
Board Members Present: Steve Bilynskyj, Alexandra Gerrard, Darin McDaniel, Brad Pickens, Jessica Rogers, Donna Stout, Teresa Tutt
- 2) Approval of agenda *MSC*
- 3) Approval of August minutes happened by e-mail.
- 4) Treasurer's Report
 - a) Financial report
Over budget on mailboxes and street maintenance, but under on every other area. Insurance came in \$300 lower than budgeted.
 - b) Jessica is systematizing process for late dues notification/billing.
- 5) New Business
 - a) 2906 Timberline: Dying fir tree. *We will give plot map to homeowner so that she can check location of tree and talk to Town Gardner.*
 - b) 3408 Warren: Complaint about yard care, bats in wall, items stored in yard. *Darin will send letter to homeowner.*
 - c) 3875 Ashford: Property change request for deck repair, residing and repainting. *Approved by ACC and e-mail sent to homeowner. Discussion of approval process suggested that e-mail approval is sufficient for limited scope projects while paper letter may be better for detailed or complex projects.*
 - d) 3814 Brighton prospective homeowner asked about dog run. *Resolved.*
 - e) Blue fire hydrant markers replaced on Bentley by Darin. *One marker still to go.*
 - f) 2927 Warren: Report of crack in driveway on common area shared by several HOA homes. *Teresa will ask for a photo that better depicts the crack.*
 - g) 2908 Timberline: Complaint about blackberry overgrowth on common area behind home. *HOA maintenance in that area was stopped several years ago prior to current board terms. MSC to accept that prior decision.*
 - h) 3847 Ashford: Quote from Town Gardner for removal of broken branch approved. *Brad will follow up.*

- i) Timberline replacement mailboxes: *Board asked Teresa to begin process of getting quotes.*
- 6) Old Business
 - a) 3332 Bentley: Request for shed pending further information from homeowner. *No new information. We will remove from agendas for now.*
 - b) Question about appropriate procedure for removal of dead animals on common area. *Discussion about proposed procedure clarified that HOA is responsible for removal from common area. MSC to post procedures on the HOA web site.*
 - c) 2981 Timberline: Complaint about unleashed, barking dog and unapproved construction of steps on common area. *Steve to send letter notifying homeowner that project is unapproved after checking on progress of project.*
 - d) Brighton Street repair - estimate from Western State approximately \$5,000. Board to discuss authorizing repair with adoption of 2019 budget; *postponed until April 19.*
 - e) 3826 Ashford: Complaint about lawn ornaments, etc. letter sent. Has homeowner complied by 8/31 deadline? *Some items have been removed, matter closed.*
 - f) Revision of CCRs: Review of information draft to be sent to homeowners (Erin, Jessica). Report on opinion on reserve study before proceeding with CC&R revision. *Still need to retain attorney for this legal project. Up to \$1,500 approved. Jessica will follow up.*
 - g) 3870 Ashford: Complaint about many pieces of fence in common area report, letter (Darin, Teresa). *Postponed until homeowner return to country to address fence height.*
 - h) 2995 Timberline roofing project report and letter (Brad, Erin). Report from ACC? *Letter received from homeowner acknowledging our letter. No further action.*
 - i) 3824 Ashford: Report by Teresa on disabled vehicle in driveway to be removed by 9/1. *Renter will wash car and put plates back on to improve appearance. Teresa is working with renter/homeowner to resolve.*
 - j) 2931 Warren: Complaint about unapproved project, structure on concrete pad, fence and no-trespassing sign. Second, follow-up, letter to be sent consistent with other non-approved project violation letters. *Discussed, reported to city for possible permit violation(s). Steve will send letter.*

7) Next board meeting November 13.

8) Adjourned 8:33 p.m.