

SOMERSET HILLS VIII HOA  
BOARD MEETING MINUTES  
November 13, 2018, 7.00PM  
Valley Covenant Church

- 1) Call to order at 7:05 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*
- 3) Approval of September minutes happened by e-mail.
- 4) Treasurer's Report
  - a) Financial report
  - b) Address needs to be updated at Lane County assessor's office, Jessica is sending letter.
- 5) New Business
  - a) 3408 Bentley: Complaint about drainage problem. *Brad cleaned the drain. Noted need for some arrangement to deal with this annually. Maybe a list of recurring maintenance items reviewed monthly by board. Brad will provide Steve with document.*
  - b) 3818 Brighton: Complaint (from 3814) about unkempt state of property. *Board reviewed letter to be sent listing maintenance items to be done.*
  - c) Mowing charge by City of Eugene, based on complaint from 2931 Warren. *Inspected by Brad and Darin. Brad contacted city and learned that city will work with us to do the work ourselves and avoid charges like this. We will try to make sure city has phone number to call.*

*There was some further discussion of ongoing maintenance of common area. We considered a rough estimate of perhaps \$700 per mow total to add additional areas to present mowing schedule. Perhaps doing mowing in April, late May or June and perhaps mid-summer.*
  - d) 3336 Bentley: Dog fence project. *Brad inspected site and ACC requested plan be revised to enclose smaller area. Board reviewed revised proposal. Board discussed the purpose and nature of a dog run since even revised proposed area seems larger than that purpose. We agreed that a dog run area should be primarily for enclosing animals rather than fencing yard for other purposes. Referred back to ACC for discussion and action.*

- e) 2929 Timberline: Tree taken down and left on common area. *Letter will be sent asking homeowner to remove the trunk. Steve will send letter.*
  - f) 2959 Timberline: Complaint (from 2935) about long-term parking of dilapidated vehicle and junk in yard. *We will send letter asking for car to be moved and front yard cleaned up.*
  - g) Notice of builder's meeting about project adjacent to HOA, 6:30 p.m. November 27 at McCornack Elementary. *Noted.*
  - h) Nominations for board for 2019. *Board looked at upcoming expiring terms and makeup of nominating committee.*
- 6) Old Business
- a) 3408 Warren: Complaint about yard care, bats in wall, items stored in yard. *Letter will be sent in spring asking for painting, etc. in the better season.*
  - b) 2927 Warren: Report of crack in driveway on common area shared by several HOA homes. Received new photo, inspected by Brad, resolution? *Brad consulted a Geotechnical Engineer on a similar issue in his drive way. The Engineer recommended postponing any repair until actual failure occurs as filling a void under the concrete may cause further damage. Whether homeowners or HOA are responsible for maintenance of this shared driveway was not decided by the board. Board agreed that matter could be tabled until such time as there is an actual failure of the driveway.*
  - c) Timberline replacement mailboxes. Quotes from Teresa. 3 different gang boxes needed, at about \$3,500 each including installation. See attached. *Agreed that we consider budgeting for installing one box per year. Teresa will check on current prices.*
  - d) 2981 Timberline: Complaint about unleashed, barking dog and unapproved construction of steps on common area. *Barking dog issue resolved. Teresa will review state of step project and write a letter if needed.*
  - e) 3875 Ashford: Complaint about unapproved construction. Teresa to follow-up asking for written request for work to document grandfathering. *Repairs of deck were approved and house has been sold.*
  - f) 3870 Ashford: Complaint about many pieces of fence in common area report, letter (Barry, Teresa). *Inspection by Barry and Teresa determined fence is not a common area, but height needs to be addressed. Tabled until homeowner return to country to address fence height. Will remove from future agendas for now.*

- g) 2931 Warren: Additional 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. *Letter reviewed and will be sent.*
  - h) Revision of CCRs: Review of information draft to be sent to homeowners (Erin, Jessica). Progress on retaining attorney? *Megan Livermore has been retained. She has provided a firm, written legal opinion that we can amend our CCRs without becoming subject to state reserve study requirements. So we can proceed with process for review, homeowner input, and revision. We will review general list of possible changes again at next meeting.*
  - i) HOA history of individual home activity report - Teresa  
*Teresa completed this and it will be posted for board on Google Drive.*
- 7) Next board meeting December 11, annual meeting will be January 22 at 7 p.m.
- 8) Adjourned at 8:49 p.m.