

SOMERSET HILLS VIII HOA
BOARD MEETING MINUTES
December 11, 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 November minutes happened by e-mail.
- 4) Treasurer's Report
 - a) Financial report
Spending is over in some categories, under in others, with a net result of nearly breaking even in regard to dues income for the year. We have about \$11,000 left in operating account because of balance at beginning of year.
 - b) Set amount of dues for 2019 and due date. *MSC to set 2019 dues at \$120 for developed lots and \$35 for undeveloped lots, with a due date of January 31, 2019.*
- 5) New Business
 - a) 3475 Timberline: Report of storm damaged, leaning tree in common area. *Brad reviewed it and contacted Town Gardner to inspect it.*
 - b) 3408 Bentley: Report of bush causing visual hazard for drivers. *Darin will ask homeowner to remove or trim down. If homeowner does not take care of it, then HOA will do it.*
- 6) Old Business
 - a) List of recurring maintenance items to be reviewed monthly by board. *Brad reviewed on map new areas to be added for maintenance/mowing. Board agreed to add these to regular work done by Thompson Landscaping. Street sweeping scheduled third weeks of April, July and November. Storm drain cleaning is once a year, needs to happen for this year soon.*
 - b) Nominations for board for 2019. *Brad and Alexandra will be ending service with this year. Erin and Teresa will accept nominations for a second term. Teresa is talking to a homeowner who will respond in January. Jessica will talk to another homeowner about being nominated.*

- c) 3336 Bentley: Dog fence project follow-up by ACC. *Brad found precedent for a project similar to second proposal by homeowner and so ACC approved the project. Brad will provide letter and sketches to Steve for record.*
- d) Revision of CCRs: Review of information draft to be sent to homeowners (Erin, Jessica). Review list of possible changes and plan for homeowner feedback/discussion. *Board reviewed these bullet points for possible changes:*
- *Add fine system*
 - *Raise limit on dues increase*
 - *Prohibition on short-term rentals*
 - *Clean-up of obsolete language*
 - *Change one dog/one cat rule*
- 7) Next board meeting January 8. Homeowner annual meeting will be Monday, January 28.
- 8) Adjourned at 8:17 p.m.