

# SOMERSET HILLS VIII HOMEOWNERS ASSOCIATION ANNUAL MEETING MINUTES

January 28, 2019, 7 p.m.  
Valley Covenant Church

1. Darin McDaniel called the meeting to order at 7:10 p.m. noting the past year's HOA accomplishments including new group mailboxes on Ashford and road resurfacing on Bentley.
2. A quorum was confirmed with at least 39 properties represented in person and 5 proxy vote forms submitted.
3. Election of board members
  - *The Nominating Committee for 2019 was appointed (serving for 2020 elections).*  
Alexandra Gerrard  
Darin McDaniel  
Brad Pickens  
Teresa Tutt
  - Current board members:  
Steve Bilynskyj – second term expires January 31, 2020  
Erin Fennerty – first term expires January 31, 2019  
Alexandra Gerrard – retiring January 31, 2019  
Darin McDaniel – first term expires January 31, 2021  
Brad Pickens – first term expires January 31, 2019  
Jessica Rogers - first term expires January 31, 2020  
Donna Stout – first term expires January 31, 2021  
Teresa Tutt – first term expires January 31, 2019
  - Election of board members:  
*The following names were on the ballot:*  
Erin Fennerty (second term)  
Melanie Reicher (first term)  
Teresa Tutt (second term)  
*Carmella Ireland was nominated from the floor. All four nominees were elected by ballot.*
4. Treasurer's Report
  - Financials 2018  
*Jessica Rogers answered a number of questions including concerns about administrative expenses, major expenses. Other off-topic (financial matters) questions were asked about tree and common area maintenance, some of which were deferred to the later CCR discussion.*
  - *A request for private security was addressed by Fred Jones offering to seek out information on cost of such and report to the board.*
  - *There was some discussion of current limit on dues increase (5%) and the possibility of changing that in CCR revision.*

- *Jessica presented the proposed 2019 Budget, there was discussion and it was adopted by majority vote*

#### 5. Upcoming Projects

- *By-laws & CCRs revision*

*Jessica Rogers distributed a handout on the revision (CCR Modernization) was distributed with space for comments. Much discussion followed, including a proposal for coordinating volunteer work on common area in the HOA. Jessica indicated that such organization was probably beyond time available for the current volunteer board and invited any willing homeowner to work on this.*

*There was much discussion on each point of the proposed CCR Modernization document and Jessica reiterated often that the board is looking for written comment from which to work on the revision in the coming year.*

6. *The door prize drawing was won by a homeowner who had already paid dues and who volunteered to relinquish the prize of one-year's due back to the HOA.*

7. *The meeting was adjourned by Darin McDaniel at about 8:45 p.m.*