

SOMERSET HILLS VIII HOA
BOARD MEETING MINUTES
April 9, 2019, 7.00PM
Valley Covenant Church

- 1) Call to order Jessica Rogers at 7:06 p.m.
Board Members Present: Steve Bilynskyj, Carmella Ireland, Melanie Reicher, Jessica Rogers, Donna Stout, Teresa Tutt
- 2) Approval of agenda *MSC*
- 3) Approval of March 12 and March 26 minutes happened by e-mail.
- 4) Treasurer's Report
 - a) Financial report not received from accountant in time for treasurer to review. Board has financial statements from March.
- 5) New Business
 - a) 2951 Timberline: request for approval of colors for house repainting. *ACC approved paint colors.*
- 6) Old Business
 - a) Architectural Control Committee membership/appointments. *Teresa Tutt, Carmella Ireland and Brad Pickens are the ACC.*
 - b) Valley Covenant Church needs certificate of insurance from HOA for building use. *Currently updating contact information for new insurance agent (for same insurance policy).*
 - c) 2929 Warren St.: Parking issues that also concern 2911 and 2935 Warren. Report from attorney regarding parking regulations and towing? *Still waiting on report from attorney. The board is currently unwilling to stipulate further regulations beyond the CCRs regarding this parking area. We will discuss again in May after receiving attorney report*
 - d) Clean-up for piled storm debris? Report from Darin on cost, provider. *MSC to authorize Darin to accept \$400 bid from "Marty," assuming that Marty submits a W-9 with tax ID number.*
 - e) 2935 Timberline: Concern about hanging branch from tree on common area over deck and back of house. Bid received for \$400. Action? *Approved.*
 - f) 3334 Bentley: request to add tree, deer fence. Report from ACC?

- g) 2981 Timberline: offer to plant mulberry and persimmon trees on common area (where ice storm destroyed several trees). Report from ACC?
- h) 3870 Ashford: concern about broken fence. Report from Teresa?

Items f), g), h) and j) are all awaiting further action from ACC.

- i) New requests for HOA to provide snow removal. *Carmella reported contacting several contractors. Only possibility is to pay for a two or three month maintenance contract, perhaps including other work like mowing, drain cleaning, street cleaning. Carmella and Teresa will pursue some more detailed bids both for comprehensive contracts and snow removal only contracts.*
- j) 3844 Brighton: property change request, landscaping. Report from ACC?
- k) 3818 Brighton: Problems with state of yard, house. Letter from attorney? *Still waiting on written response from attorney. Attorney suggested that CAHOOTS be present during any HOA attempt at clean up to deal with any mental health issue.*
- l) 2908 Warren: concern about trees on common ground threatening home. Homeowner request to view 2016 tree report. Other communication from homeowner about various issues. *Board agreed to share tree report with homeowner. Jessica will draft letter to address other concerns and communications.*
- m) Lamp post project: *Melanie and Donna will do this after Memorial Day and report back then at June meeting.*
- n) CC&Rs revision: *No further responses from homeowners. Board agreed to ask attorney to begin drafting revised CCRs, then present specific proposed changes to homeowners at a meeting for discussion. There was some discussion about amount to hold in reserve for potential major road repair and whether to designate from existing investment account, an official reserve fund, and add to it each year via a dues increase in CCRs revision.*
- o) 3347 Bentley: Response from homeowner in regard to board action regarding trees on common area. *MSC that we ask Town Gardner to evaluate trees near this property for any potential risk justifying removal of a tree. Melanie will contact Town Gardner. Steve will respond to homeowner.*

7) Next board meeting May 14 at 7 p.m. at Valley Covenant Church.

8) Adjourned at 8:19 p.m.