

SOMERSET HILLS VIII HOA
BOARD MEETING MINUTES
May 14, 7.00PM
Valley Covenant Church

- 1) Call to order by Darin McDaniel at 7:07 p.m.
Board Members Present: Steve Bilynskyj, Erin Fennerty, Darin McDaniel, Melanie Reicher, Jessica Rogers, Donna Stout, Teresa Tutt
- 2) Approval of agenda: *with additions by consensus*
- 3) Approval of April 9 minutes happened by e-mail.
- 4) Treasurer's Report
 - a) Revised homeowner contact list will be posted on Google Drive for board.
 - b) 59 homeowners still owe dues for 2019. Second bills will be sent soon.
 - c) Discussion of on-line bill pay – Jessica will explore with our accountants.
- 5) New Business
 - a) 2925 Timberline: message about tree work and broken tree on common ground – *Darin will ask Ethan to evaluate and bid this because of threat near walking path.*
 - b) 3377 Bentley: plan to create drain trench – *Teresa reported that this will be handled by builder.*
 - c) 2937 Timberline: request to plant 12 Douglas fir saplings 12 to 16 inches tall in common area. *Consensus was to decline the offer.*
 - d) 2961 Timberline: request to plant dogwood tree in common area where 2 oaks and two ashes were taken down because of storm damage/leaning toward house. *Consensus was to approve planting of a dogwood or redbud tree.*
 - e) 3826 Ashford: concern about debris left in common area by new house construction. *Investigated by board member and could not find any reason for action.*
 - f) 2915 Timberline: concern about fallen tree in common area and debris piles from tree work alongside trail. *Agreed that we seek bid for removal of debris piles. With regard to fallen tree/branch, board will take no action if these are on common area. Trees fallen from common area into property circles are*

homeowner's responsibility. Darin will investigate with plot maps.

- g) 2969 Timberline: request by homeowner to proceed with project on 2015 approval letter for fence replacement work. *Project is approved, homeowner may proceed. Jessica will notify homeowner.*
- h) Grass cutting on common areas: *Darin will touch base with Brad and get this done soon.*

6) Old Business

- a) Valley Covenant Church needs certificate of insurance from HOA for building use. *Jessica has contacted insurance agent about this.*
- b) 2929 Warren St.: Parking issues that also concern 2911 and 2935 Warren. Report from attorney regarding parking regulations and towing? *Still waiting on attorney's report, issue postponed until June.*
- c) Clean-up for piled storm debris. Report from Darin. *Darin did some of this himself and will submit request for reimbursement for trailer rental and dump fee.*
- d) 3347 Bentley: request by homeowner to remove large fir tree on his own property and that HOA remove another large fir tree on common area that drips sap on his deck. *Bid for common area tree by Town Gardner at \$700. The board consensus was that homeowner can remove tree within his property circle but HOA will not remove a healthy common area tree nor grant permission for its removal.*
- e) 3334 Bentley: request to add tree, deer fence. Report from ACC? *Homeowner will post requests for changes on web site. No action at this time.*
- f) 2981 Timberline: offer to plant mulberry and persimmon trees on common area (where ice storm destroyed several trees). Report from ACC. *ACC visited property and talked to homeowner and told them they have no permission to plant anything on common ground. Erin will write letter.*
- g) 3870 Ashford: concern about broken fence. Report from ACC? *ACC met with homeowner, who is working on taking down broken and objectionable fences. Resolved.*
- h) 3844 Brighton: property change request, landscaping. Report from ACC? *ACC met with homeowner and granted permission to clean up debris in yard and take down old deck.*

- i) New requests for HOA to provide snow removal. Further information from Carmella and Teresa? *Teresa reported we have no further information on this.*
 - j) 3818 Brighton: Problems with state of yard, house. Written response from attorney? *Still waiting on response from attorney. This issue postponed until June meeting.*
 - k) 2908 Warren: concern about trees on common ground threatening home. Homeowner request to view 2016 tree report. Other communication from homeowner about various issues. *Letter was sent by Jessica.*
 - l) CC&Rs revision: Next steps? *Jessica has planned meeting for her to discuss process with attorney in June. Attorney is drafting CCRs revision.*
 - m) Mail box update: *Teresa reported that USPS for Eugene will be doing this project for homes in our HOA. Teresa passed information to USPS regarding homes that need new boxes.*
- 7) *Darin and Teresa exchanged monthly responsibility for handling homeowner e-mail.*
- 8) Next board meeting will be June 11 at 7 p.m. at Valley Covenant Church. *Note that neither Steve nor Erin will be able to attend.*
- 9) Adjourned 8:20 p.m.