

**SOMERSET HILLS VIII HOA  
BOARD MEETING MINUTES**

**June 11, 2019, 7:00 P.M.  
Valley Covenant Church**

Present: Donna Stout, Darin McDaniel, Teresa Tutt, Jessica Rogers; Erin Fennerty

- (1) **Call to order at 7:11 PM.**
- (2) **Approval of Agenda.** Teresa has additions; approved with additions. *MSC.*
- (3) **Treasurer's Report.** Financials not provided by bookkeeper in time for meeting. Report will be provided later. Updates on homeowner contact list and dues letters.
- (4) **New Business**
  - a. Board discussion regarding removal of trees - Board will continue to follow past practice
  - b. 3333 Bentley - property change request. Teresa reports on meeting with homeowner. Homeowner will contact board to follow up if she wants to proceed.
  - c. Brush cutting areas for summer 2019 - Darin reports on work with landscaper to schedule cutting ahead of June 15.
  - d. 3379 Bentley - Darin responded to homeowner to give permission to use his lots up to a certain point.
  - e. 3016 Timberline - complaint about dead tree between 3010 and 3012 Timberline. Jessica to follow up with Ethan to evaluate health of tree, try to determine ownership.
  - f. 3332 Bentley - complaint about neighbor. No further action necessary.
  - g. 2903 Warren – Mailbox project. *Resolved.*
  - h. 2908 Warren - Board has explained parking issue to homeowner. Darin will follow up homeowner to explain board position regarding tree survey.
  - i. 3815 Ashford - Request to change parking space. Homeowner had previously posted No Parking sign without HOA approval. Jessica to send letter to homeowner denying request to alter parking spaces with reminder that homeowner does not have permission to post No Parking signs.
  - j. 2969/2975 Timberline - Fence request. Teresa reports that replacement of existing fence was approved. Discussion regarding new trees planted in common areas by

homeowner and a neighbor; Erin to send letters advising no permission given for planting trees in common area.

- k.** 3829 Brighton - Concern regarding new construction and road modification. Teresa advised homeowner that City is in control of process and HOA has no control.
- l.** 3847 Ashford - Painting request. Teresa reports to Board. Homeowner painted house without obtaining approval from ACC. Jessica to send letter to homeowner explaining that no permission had been given, of need to work with ACC to get a new color, and if not changed Board will notify title company at time of sale that it is unapproved modification.
- m.** 3022 Timberline - Fence request, real estate sign request. Homeowner advised that fence modifications would not be approved. No issue with sign placement. No further action.
- n.** 3443 Timberline - parking issues. Homeowner reports problem resolved as 6/8/19. No further action.
- o.** 2908 Warren - question regarding paint colors. Teresa to follow up.
- p.** Common area cleanup. Teresa reports on efforts in area near gazebo.
  - i.** Removal of gazebo - would take \$1800-2000 to remove. Needs to be pressure-washed. The gazebo is structurally sound. Neighbors have agreed to donate paint and water for pressure washer. Teresa has offered to paint. Board approves cleanup project.
  - ii.** Railings on three bridges - coming loose and need to be tightened and cleaned. Teresa will report on cost at a later meeting, but believes they will be minimal.
  - iii.** Homeowner request to clean stream beds. Board determines this is not immediately necessary, but can be tabled for later this year.
- q.** 2981 Timberline - homeowner keeping chickens. Erin to send letter to homeowner advising that it is a violation of CC&Rs to keep poultry, coop, and fencing.

**(5) Old Business**

- a.** Valley Covenant Church needs Certificate of Insurance from HOA. Resolved.
- b.** 2929 Warren St. - parking issues that concern 2911 and 2935 Warren. Report from attorney? Jessica to follow up with attorney to request all information by July meeting.
- c.** Clean up for piled storm debris. Darin to send reimbursement request to Treasurer? Jessica to send Mindy instructions to remit reimbursement to Darin.
- d.** 3347 Bentley - Request for removal of trees. *Resolved.*

- e.** 2981 Timberline - request to plant trees. Was homeowner sent notice of denial? *Resolved.*
- f.** New requests for HOA to provide snow removal. Further information from Carmella and Teresa? Tabled until July.
- g.** 3818 Brighton - problems with state of yard, house. Written response from attorney? Tabled until July.
- h.** CC&Rs revision - next steps? Tabled until July; waiting from response for attorney.
- i.** 2925 Timberline - has Ethan bid for removal of dangerous branches. *Resolved.*
- j.** 3377 Bentley - Complaint regarding builder/drainage. *Resolved.*
- k.** 2937 Timberline - Request to plant saplings. See New Business, 4.j
- l.** 2911/2915/2917 Timberline - tree removal/cleanup. *Resolved.*
- m.** 2969 Timberline - fence replacement. *Resolved.*
- n.** 3844 Brighton - landscape clean up. *Resolved.*

**(6) Next meeting scheduled for July 9 at 7:00 PM**

**(7) Meeting adjourned at 8:16 P.M.**