

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

- 1) Call to order by Darin McDaniel at 7:01 p.m.  
Board Members Present: Steve Bilynskyj, Erin Fennerty, Darin McDaniel, Melanie Reicher, Jessica Rogers, Donna Stout, Teresa Tutt
- 2) Approval of agenda by consensus
- 3) Approval of June 11 minutes happened by e-mail.
- 4) Treasurer's Report
  - a) Update on outstanding dues: We have collected 25,619 YTD, 96% out of budgeted income of 26,650 (97% of collectible).
  - b) Jessica is trying to get escrow agents to report to us when sales take place so that we can update our mailing records.
  - c) Jessica reported that Common Area Maintenance budget is rapidly being depleted with more expenses (trees) coming.
  - d) It was moved, seconded and carried that we reallocate \$5,000 budgeted for mailboxes to common area maintenance.
- 5) New Business
  - a) Report on change in contractor for grass cutting – Darin. *Thompsons Landscape failed to carry through on this in June. Darin met with Rexius and got work promised for this week at \$120/hour. Some areas have already been cut by volunteers.*
  - b) Update on Brighton paving – Darin. *Western Asphalt is supposed to do work last week of July or first week of August.*
  - c) Report of car break-ins – Teresa. *Neighborhood watch people got person on camera and called police who arrested person after serious violent confrontation.*
  - d) Cleaning of HOA sidewalks – Teresa. *Cleaned Brighton to Ashford by volunteers and Teresa is working on sidewalk along creek, pulling weeds and scraping moss off sidewalk. Darin mentioned water and moss on sidewalk by Bentley and asked if we could get estimate for French drain where water crosses sidewalk. Darin will work on warning signs for walks by creek.*
  - e) Resignation of board member Carmella Ireland. *Resignation was accepted. There was some discussion regarding procedure for responding to homeowner*

*inquiries and when and how board members may initiate that.*

- f) 3435, 3437 Timberline report of dead trees – Teresa? *3 dead trees at least on common ground, according to Teresa. There was general discussion of large number of dead trees in HOA and cost to deal with them all, along with concern that we are responding only to “squeaky wheels.” Can we do a special assessment for tree removal? We will explore this further. With regard to these reporting addresses, we will do more determination of tree locations and ask Ethan to assess. Some dead trees are located on nearby lots for sale, 304 and 305. Jessica will send letter to lot owners.*
  - g) 3330 Bentley complaint of rubbish in driveway. *Board members who live nearby will investigate.*
  - h) 3008 Timberline car accident damaged retaining wall on HOA property. *Nearby homeowner does not care if wall is rebuilt, so no action will be taken.*
  - i) 2947, 2945 Timberline report of dead trees possibly on common area. *We will ask Ethan to assess trees on common area and encourage 2947 homeowner to talk to 2945 about one tree likely on that property.*
  - j) 3428, 3430 Timberline report (by 3859 Ashford) of dying tree on common area. *Small trees not near homeowner who reported. Homeowner at 3859 Ashford will be instructed by letter that report needs to come from homeowners near these trees.*
  - k) 3856 Ashford parking issue (blocking passage of larger vehicles on street). *Jessica will write letter advising homeowners that vehicles parked blocking traffic in middle of street may be towed.*
  - l) Erin Fennerty verbally tenured her resignation from the board. *The board expressed their thanks for her service. There was discussion of possible appointments to fill out resigned board terms. Will consider at August meeting.*
- 6) Old Business
- a) 2929, 2935 Warren parking issue. *Attorney advises board that we can create rules governing parking on common area. However, to tow, we need to put up signs and notify homeowners, except that cars blocking through traffic on streets may be towed without any posting necessary. Board will work on policy for common area pullouts. Homeowners will be notified that we are working on a response to them based on attorney’s advice.*
  - b) 3347 Bentley tree removal issue. *Discussed interpersonal issue regarding ACC visit. Permission for removal of two trees was granted, with condition of*

*removal of all wood.*

- c) Common area cleanup. Teresa reported on efforts in area near gazebo. *No further progress.*
  - 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.
  
- d) 3818 Brighton: Problems with state of yard, house. Written response from attorney? *Attorney's advice: 1) Consider making a nuisance complaint to city. 2) For removal of personal property: notify homeowner of place stored and time and place to pick up personal property. Board will get price on clean up and removal of junk by Webfoot Enterprises and price for storage. We will then move forward with a date for clean up with written notice by certified mail giving homeowners at least 8 days notice after mailing.*
  
- e) 2975 Timberline request to leave saplings planted on common area. *Board will send letter denying permission for saplings to remain.*
  
- f) 2981 Timberline complaint of chickens and roosters being kept. *Letter has been sent stating that HOA rules forbid poultry. Animal control has been called. Board noted that keeping of roosters is against Eugene city regulations and that chickens have entered neighbors' yards.*
  
- g) CC&Rs revision: Next steps? *Attorney recommended restating CCRs. We want to have a draft at this point. Attorney will be asked to prepare draft by our August meeting.*
  
- 7) Next board meeting August 13 at 7 p.m. at Valley Covenant Church. *Steve will not be present.*
  
- 8) Adjourned at 8:55 p.m.