

SOMERSET HILLS VIII HOA  
BOARD MEETING MINUTES

August 13, 2019, 7:00 P.M.  
Valley Covenant Church

Present: Donna Stout, Teresa Tutt, Jessica Rogers; Melanie Reicher

- (1) Call to order at 7:07 P.M.
- (2) Approval of agenda approved by email with changes
- (3) Treasurer's Report – Treasurer reports that dues collection is now 99% of budgeted amount for calendar year, with the expectation that additional dues will be received soon.
- (4) New Business
  - (a) 3842 Brighton limb down - Teresa reports that Darin cleaned up the limb, and neighbors cleaned up their yards thereafter, leading to an improvement in the appearance of the area.
  - (b) Slow down signs – Discussion regarding placement and appreciation for same.
  - (c) 3828 Ashford - dog fence request. Teresa confirms homeowner was notified of approval and a letter has been sent. No further action.
  - (d) 2901 Timberline request regarding information. No further action.
  - (e) 3834 Ashford - reports of spraying in common area. Teresa reports. Melanie to follow up with complainant to advise that Board has received complaint but will be unable to take further action because we cannot verify whether any damage has occurred.
  - (f) 2901 Timberline - request for drainage info. Response from HOA? Melanie will follow up to advise that Board does not have information and is not responsible for drainage issues on individual lots.
- (5) Old Business
  - (a) Grass cutting - 2925-2995 Timberline cul-de-sac and debris removal. Teresa reports that Darin is going to have the area cut again at the end of September as per past practice. *Follow up with Steve and Darin at next meeting.*
  - (b) 2985 Timberline - poultry removed? Jessica reports that complainant believes chickens have been removed. *No further action at this time.*

- (c) Brighton paving report - Darin. Teresa reports to Board that Western Asphalt has completed work and it looks good. Invoice should be for \$5,400 as agreed to in 2018.
- (d) Walkways maintenance - French drain estimate for area near Bentley sidewalk. Teresa reports that Darin's estimate is approximately \$3,000. Recommends tabling until Spring 2020. MSC to table until Spring 2020.
- (e) Warning signs - Darin will submit invoices later.
- (f) Resignation of board member (Erin). Discussion regarding admission of new board members.
- (g) Dead tree removals at 3008, 3010, 3012 Timberline and 3435, 3437 Timberline. Jessica and Teresa to review 3010/3012 to determine ownership and JAR will follow up with Ethan and homeowner. *MSC if 3010/3012 is in common area ask arborist to take down and remove debris, and if 3008 tree is in common area to advise Ethan to cable per bid of July, 16, 2019.* Regarding trees near 3435, 3437 Timberline – Jessica sent letter to owners of dead trees on private lots advising them of condition of trees. As for common area trees, Ethan bid \$900 to remove common area trees and all debris in that area. *MSC to approve work.*
- (h) 3330 Bentley complaint of rubbish - Teresa reports that Darin sent homeowner letter, and homeowner moving garbage cans, but rubbish remains. Follow up with Darin in September.
- (i) 2945/2947. Ethan bid \$500 to remove four trees; Axe and Fiddle bid \$300. *MSC to accept Axe and Fiddle bid to remove for \$300*
- (j) Parking policy progress – Jessica circulates draft. Jessica will send follow up letter to Warren residents regarding parking dispute; approval of policy tabled until September.
- (k) Common area asset maintenance report. Teresa reports house was painted and excess paint will be used after gazebo is power washed. Teresa will monitor and report back to Board, but can be removed from Board's monthly business. *No further action at this time.*
- (l) 3818 Brighton cleanup update - Melanie to follow up with previous contractor to inquire whether they are willing to clean up property again, and will report to Board at September meeting
- (m) CC&Rs revision - draft available? Jessica reports that Attorney will provide draft by September meeting, and has made a number of recommendations regarding modernization.

(6) Next meeting September 10, 2019, at 7:00 P.M.

(7) Adjourn at 8:20.