

SOMERSET HILLS VIII HOA  
BOARD MEETING MINUTES  
October 8, 7:00 p.m.  
Valley Covenant Church

- 1) Call to order at 7:00 p.m.  
Board Members Present: Steve Bilynskyj, Darin McDaniel, Jessica Rogers, Donna Stout, Teresa Tutt
- 2) Approval of agenda *Approved with additions.*
- 3) Approval of September 10 minutes happened by e-mail.
- 4) Treasurer's Report  
*No new dues payments, minimal expenses in September  
Looking forward we seem to be within budget for rest of year, barring major emergency weather expenses.*
- 5) New Business
  - a) 3848 Ashford – report of oak tree in poor condition on common area and request for HOA to remove it. *We will have Ethan re-check this tree. Darin will do this and then contact the homeowner to send report from Sperry Tree Service.*
  - b) 3331 Bentley – concern about street drain cleaning. *Darin and Teresa will check drains to see if we need to clean them this year.*
  - c) Yard lights need to be checked – *Donna will follow-up on this.*
  - d) 3815 Brighton – new home under construction. *Builder went bankrupt. Currently being winterized to protect investment. Teresa asked them to clean up front.*
- 6) Old Business
  - a) Nominating committee for 2020 board election – need two more appointees to replace Alexandra Gerrard and Brad Pickens. *Jessica will check with Erin Fennerty. Teresa will check with Rod Kimmel. By consensus the board agreed to appoint these if they accept. Teresa and Darin will get the nominations going.*
  - b) 3368 Bentley – report of broken tree, leaning toward house. Darin contact with Ethan report? *Still needs to be done. Darin and Teresa will coordinate with Ethan and notifying homeowner when work will be done.*
  - c) 3426 Timberline-cut down smaller tree, damaged by woodpeckers. Bid by Ax & Saw at \$175. Completed? *Will be done October 15.*
  - d) Arce Tree Service Plus 458-209-6855, Insured & Bonded. Recommend by Barry He does hauling of tree material, good prices. License, etc. confirmed by Darin? *No response to two phone messages. Board agreed to drop this.*
  - e) 2908 Warren Gregg Bak, new home owner - Request to build a dog fence. Any plans submitted? *Teresa followed up, waiting now on homeowner.*

- f) 3331 Bentley - Back of home facing Timberline very over grown. Complaints from neighbors. Update following contact, discussion with homeowner? *Darin obtained one bid and has two more bids in process for work on common area behind home. Despite homeowner's contention that HOA had previously cared for this piece of common area, research reveals that is not the case, at least for the last 6 years. We will consider the obtained bids for a one-time clean up in June 2020, while giving the homeowner permission for further maintenance.*
  - g) 2929 (correction of incorrect number 2927 in September minutes) Timberline – Report of unapproved deck/step addition on side, flagstone walk extending into common area. Letter sent? *Jessica still needs to do this.*
  - h) Possibility of paving unpaved road near 3012, 3014, 3016 Timberline. Estimate available? *Darin provided estimate from Western Asphalt for \$3,850. We agreed to budget for it and do it next year.*
  - i) Trail signs – placed? *Not completed yet.*
  - j) 3818 Brighton cleanup update – contractor available? – Melanie? *Melanie not present at board meeting. Steve will contact Webfoot Enterprises.*
  - k) CC&Rs revision draft. *We received an incomplete draft. We discussed the need to clarify distinction between private streets and driveways. We discussed how to properly set dues and dues increase limits. We discussed timeline for reviewing a completed draft, so as to be able to present to homeowners for discussion at meeting in January. Jessica will ask attorney for completed draft in two weeks.*
  - l) *Darin will follow-up on work already contracted with Town Gardener which has not been completed.*
- 7) Next board meeting November 12 at 7 p.m. at Valley Covenant Church.
- 8) Adjourned at 8:32 p.m.