

SOMERSET HILLS VIII HOA
BOARD MEETING MINUTES
December 10, 7:00 p.m.
Valley Covenant Church

- 1) Call to order at 7:06 p.m.
Board Members Present: Steve Bilynskyj, Darin McDaniel, Jessica Rogers, Teresa Tutt
- 2) Approval of agenda
- 3) Approval of November 12 minutes happened by e-mail.
- 4) Treasurer's Report
We move into the final month of 2019 under budget in every single category of expenses. We also received more income than we had anticipated, thanks to dues collection efforts. This does not factor in the growth in our Morgan Stanley account, which has increased by \$8,315.60 due to market performance this year.
McClure will shortly be sending out 2020 invoices. With the increase in dues, assuming every owner paid their 2020 dues, collectible would be \$28,974.75. The proposed budget for 2020 will likely recommend budgeting \$28,250 for income, about 97% of collectible.
- 5) New Business
 - a) Homeowner annual meeting date: *Monday, January 27, 7 p.m.*
 - b) Newsletter draft
 - c) 2947 Timberline – inquiry about action on dangling limb on common area tree and stump removal on common area. *We will have Town Gardener take down the limb, but will not take action on stumps except to give the homeowner permission to remove these from common area. Darin will respond to homeowner and call Town Gardener.*
 - d) 3838 Ashford – inquiry about three dead oaks in back of home. *Teresa will determine if these are on common ground and will contact Darin if we need Town Gardener to take these down for possible bid of \$500.*
 - e) 3389 [sic] Timberline – letter from city regarding reported drainage issue. *No such address, will seek further information from city.*
- 6) Old Business
 - a) CC&Rs revision draft. *Several issues discussed and changes proposed. Changes will be sent to attorney for preparation of draft to present to homeowners at annual meeting. We will discuss process at our January board meeting.*
 - b) 2933 Timberline – update on ACC approval of deck project? *Still need more information from homeowner.*
 - c) Yard light notification report – Donna, Melanie – *No further report.*

- d) 2929 Timberline – Report of unapproved deck/step addition on side, flagstone walk extending into common area. *Letter has been sent.*
 - e) 3818 Brighton – update on clean up progress? *Homeowner has made progress on clean up. Board will now review again in spring 2020.*
 - f) Report on board member nominations. *Two people have accepted nominations so far. Several others are being explored.*
- 7) Next board meeting January 14 at 7 p.m. at Valley Covenant Church.
- 8) Adjourned 8:38 p.m.