

SOMERSET HILLS VIII HOA
BOARD MEETING MINUTES
January 14, 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, Donna Stout, Teresa Tutt
- 2) Approval of agenda
- 3) Approval of December 10 minutes happened by e-mail.
- 4) Treasurer's Report
2020 budget proposal was presented, discussed and approved for recommendation to the homeowners.
- 5) New Business
 - a) Agenda, logistics for homeowner annual meeting January 27, including feedback on CC&Rs revision. *CC&Rs revision will be presented with highlights at meeting with opportunities for feedback via web site and at a later informational meeting. Steve will prepare ballots.*
 - b) Confirm nominations to board for annual meeting election. *Jessica Rogers and J. C. Lee. Donna will approach another person.*
 - c) Note need to transfer records as Steve goes off board, as well as key for meeting space at Valley Covenant Church. *Noted, Darin will hold key for board use.*
 - d) 3372 Bentley – report of overhanging branch – \$450 bid including smaller clean-up. *Approved.*
 - e) Timberline/Bentley/Warren intersection – Two oak limbs encroaching road, plus broken limb on house side, \$200 bid. *Approved.*
 - f) 3022 Timberline – Fence repair, addition – Teresa for ACC. Also requested replacement of fence behind Somerset Hills sign and sign shelter as well as addition of reflective “Slow Please” sign. *ACC waiting for response from homeowner. Some discussion of adding the “slow” sign. Darin will consider the signing further and report back. Board will review in the summer.*
 - g) 3859 Ashford – report of roots from common area tree cracking driveway. *Board gives homeowner permission to cut tree down at own expense. HOA is not responsible for and will not repair driveway. Darin will respond to homeowner.*
 - h) 3333 Bentley – request for HOA to trim trees overhanging back of house. *Board gives homeowner permission to trim overhanging branches at own expense up to property line. No permission to remove trees on common area.*

i) 3333 Bentley – report of gutter drains being clogged. *Gutter drains have easement through common area. Homeowner, not HOA, is responsible for maintaining drains. Jessica will respond to homeowner.*

6) Old Business

a) 3389 [sic] Timberline – letter from city regarding reported drainage issue at non-existent address – any further information? *Waiting on response from the city to our phone call.*

b) CC&Rs revision draft – any further work needed? *Waiting on the attorney for final draft and for direction on process with homeowners.*

c) Yard light notification report – Donna, Melanie *Donna is waiting for input from Melanie. Darin will remind people at annual meeting and board will review again in a couple months.*

7) Next board meeting February 11 at 7 p.m. at Valley Covenant Church.

8) Adjourned at 7:59 p.m.