

Somerset Hills VIII HOA
Board Meeting Minutes
September 21, 2021, 7:00 PM
(via video teleconference)

- 1) Call to order 7:07pm
- 2) Approval of tonight's agenda
- 3) Approval of minutes from meeting Aug 17, 2021 (Via email)
- 4) Treasurer's Report
- 5) New Business
 - a) No further contact from Nathan Wille of WillieNiceHomes about the 3815 Brighton home since Scott Whitney and I met with him on Sept 8th. (No further Contact)
 - b) Roman Anderson's guy was to have cleaned up and restored the trenched portion of the Common Area behind 3815 Brighton, with Marty and Rob's oversight and approval being the standard since they have to live with the results. **Are Marty and Rob satisfied with the work? If so, then, per the email sent to Mr. Willie on August 18, 2021, per Article VI of the Somerset Hills VIII CC&Rs, the costs of such restoration "may be added to and become part of the assessment to which (your Lot at 3815 Brighton) is subject, and may become a lien, and be enforceable in the same manner." Cost per Roman's invoice was \$1,803.60.**
 - c) The Bidart's (Margaret and ?) at 3445 Timberline are concerned about the debris pile left by Roman at the end of the driveway at 3441 Timberline (where one new home is being completed and another at 3439 about to begin). It's a VERY large pile of dirt, rocks and branches and, in spite of it being well-stacked, the Bidart's are concerned dirt will again wash down onto the common driveway shared by the cul-de-sac. Jon spoke to Roman on Friday last week and he assured us the debris pile will be cleaned up "early this week." The Bidart's had a lot to say about the area being kept clean and construction making noise, etc. and claim there may be issues with the new sewer connection to 3441 and that Roman's equipment damaged the grate on the catch basin in front of their home to the extent that it couldn't be cleaned this spring by Mid-State because they could get the grate off even with pry-bars]. Jon stopped yesterday and verified that (1) the debris pile did NOT wash down onto the common driveway from the rains this weekend and (2) the catch basin in front of the Bidart home does have a lot of dirt in it and fabric wrapped around the edges (to keep dirt out?) and was not able to remove the grate. **Need to discuss how to get the drain grate removed and the catch basin properly cleaned, and possibly repaired if that's necessary.**
 - d) John Hegg at 3475 Timberline would like someone from the HOA to be on hand Oct 8 at 9 AM when he has an arborist coming with a crane to remove a tree on his property that is not safe to take down any other way. John has asked for permission from the HOA for his arborist to park his crane in the Common Area cutout directly west of the tree to be removed (and to the side of his neighbor's driveway) in order to get close enough to remove the tree and an HOA person to be there to confirm permission. His concern is a neighbor who complains when anyone parks in the cutout. **Jon told John Hegg he could be there Oct 8th.**

- e) John Phelps noted that trees and shrubs are overhanging Warren on the northeast side of the street roughly opposite 2904 Warren and behind 2903. **HOA or City issue to cut those?**
- f) Brad Pickens at 2937 Timberline sent a note with an estimate for \$3200 to remove a dead tree from in front of his house that he'd like the HOA to share the cost of removing. Jon checked against the survey plat and verified the stake placement on the east cardinal point of the property circle and the location of the tree is indeed exactly on the boundary 50/50 in Brad's property and the Common Area. And is one of the larger firs and not an easy one to drop in pieces because the pieces could easily bounce downhill and take out sections of the Pickens's front yard. **The tree is tagged with orange ribbon and Jon recommends splitting the cost 50/50 as requested. Brad said Ethan would rather not cut it because it's too big for him to drop safely and would like an answer soon, in order to get into his arborist's schedule. (Up to \$1600**
- g) Sara Gibson at 2981 Timberline is concerned about some trees in the Common Area behind her home. Jon was finally able to connect with her yesterday and we are scheduled to meet Thursday, Sept 23 at 6:30 PM to tag and discuss the trees in question and will report. Sara messaged today that, "A wildfire preparedness organization is also interested in visiting the property, especially because the state of the neighbors woods between my house and the park above is full of fire hazards and unhealthy brush and trees. It's my understanding that property does not belong to our HOA, yet it does present a danger to our HOA." **We all know wildfire preparedness is becoming more of an issue as time passes, and should probably begin to consider what steps, if any, the HOA should take in order to mitigate risks and how such mitigation might be paid for.**
- h) Jon met with Steve Barton at 3383 Bentley today to talk about removing a dead branch from a tree in the Common Area. We don't have a survey plat for his property, so brought along a screenshot from Eugene's <https://pdd.eugene-or.gov/Maps/PropertyMap> site for reference. The tree is in the Common Area and the branch poses no threat. Could not give permission for the homeowner to remove the branch due to potential liability issues, but noted the HOA would not object to it being removed by a professional arborist should they hire one and that the HOA does not object to clearing dead branches, etc. from the ground or mowing weeds.
- i) A copy of German Vasquez's breakdown of costs for HOA maintenance is attached for review and approval by the Board. A keyed map is also attached. **Let's please discuss.**

6) Old Business (carried over)

- a) Teryl Chala and Gary Gentry had Ethan Rainwater examine what they say are dead firs in the Common Area behind and east of 3848 Ashford Dr, which I have not verified, and obtained a quotation for \$1,050 for the following:
 - Remove (2) large trees and (1) small 4" pole to ground level
 - Remove all small debris, additional charge for larger wood removal**Jon visited with Teryl on Monday and tagged the trees and Ethan showed up while I was there and said that, yes, they are among trees he's been watching for**

some time and they really should come down. His estimate includes hauling the branches, as I understand it, cut cutting the trunks into firewood lengths and leaving them in the Common Area.

- b) Sang Ko at 2957 Timberline Dr showed Jon Roesler three (3) dead trees to be removed in the common area around his property and is awaiting a reply from us.
- c) Sandy Crowe at 3025 Timberline has complained that the rental property at 2985 Timberline is not being maintained properly, with the grass not being watered or cut. Does the HOA have recourse? Is the HOA willing to pursue recourse?
- d) German Vasquez met with Jon this afternoon detail the maintenance work we propose contracting for Common Areas in the HOA, estimated to be \$5,400-6,000 annually, waiting for point-by-point pricing from him. German has been working through the sections detailed and should be submitting bills to us soon if he has not already done so.
- e) Review and document monthly email response schedule three months out

September – Mike Davis

October – Jon

November – Scott

- f) Budget for 2021 planning... Seal-coat part of Timberline? Where, exactly? (Scott to discuss with Darin McDaniel and report back)
- g) Jon Roesler signature on HOA account and Darin McDaniel off? Receipts to Jessica for reimbursement.

7) Adjourn 8:08