

SOMERSET HILLS VIII HOA
MONTHLY BOARD MEETING MINUTES
September 30th, 6 p.m.
"Via Zoom Teleconference"

- 1) Call to order
- 2) Approval of agenda
- 3) Approval of the August 26thth minutes happened by e-mail.
- 4) Members present: Darin McDaniel, Teresa Tutt, Marty Sade, Alexandra Gerrard, David Krueger, Mike Davis, Kay Freeman
- 5) Treasurer's Report: June Financials from McClure. McClure has requested demand requests be forwarded to hoa@mcclureassoc.com
 - a) On-line payment account set up for due payment 2024, and late payment option for past dues. Note: Dues for homeowners for 2024 have been set at \$210.

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- A. 3386 Bentley – Landscape proposal reviewed and approved by ACC.
- B. 2927 Warren: regarding Black Oak (Tree tagged N-6)–Board will reach out to homeowner in 1st part 2025 to see if further tree maintenance is needed on tree. The tree previously had been added to Board list of trees for Arborist to evaluate, trim, or remove. Currently sitting in first part of 2025 in order of priority list of trees board has scheduled. In the meantime homeowner is having Cummings Tree Service with homeowner to cover cost to: Prune and reduce one large black oak behind house with crane. Remove multiple leads over roof. Remove multiple lateral branches over the roof. Reduce approx 25% of crown over structure.
- C. 3818 Brighton: state of yard concern, complex situation, Board to follow over next year.
- D. 3831 Brighton: RV parked in Driveway: Board to speak to tenant about long term parking solution.
- E. 2957 Timberline: Dead deer removed by HOA.
- F. 2995 Timberline: Home being used as Airbnb against homeowner CC&R's. Letter sent to homeowner asking to change to long term rental lease if needed.
- G. 2947 Timberline Water Seeping/Pooling from ground: Board reviewed Public Works response letter, board to continue to monitor area over next 12 months. Board applied termite treatment to damp area to eradicate any termite concerns.
- H. 3857 Ashford: ACC (architectural Control Committee) approved Landscape improvement project in process by homeowner. Changes made by homeowner and ACC in common area. (issue surrounding landscape and drainage issues) Homeowner, concerned changes made by ACC without proper notification. Careful consideration was made to the homeowners concern. ACC will now try and give homeowners a 72 hour verbal or written notification prior to making any significant changes between homes in common area. Homeowners will be welcomed to join ACC on site for review of changes.
- I. 3333 Bentley Ave: Potential buyer inquiry into possibly taking small portion of current homeowner circle and adding small concrete parking pad. ACC would

consider but would need to join buyer on site to review any submitted plans to verify homeowner circle.

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A. No current old business to address this month.

6) Next board meeting: Last Monday of each month. Next meeting will be October 28th at 6 p.m. via "ZOOM" teleconference. Invite link will be sent to your email prior to meeting. Please follow link to join meeting.

7) Adjourn