

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

- 1) Call to order
- 2) Approval of agenda
- 3) Approval of the November 25<sup>th</sup> minutes happened by e-mail.
- 4) Members present: Darin McDaniel, Marty Sade, Alexandra Gerrard, David Krueger, Kay Freeman, Teresa Tutt, Mike Davis, Robert Knick
- 5) Treasurer's Report: June Financials from McClure. McClure has requested demand requests be forwarded to [hoa@mcclureassoc.com](mailto: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 2025 have been set at \$215.
  - b) Heritage Bank account completed in December.
  - c) Dues recovered per McClure from lien letter notices

**6) New Business**

- A. Alert to homeowners: Many mailboxes have been broken into throughout Eugene, Our mail service notified our HOA someone may have even copied a master mailbox key in town. HOA recommends you check your mail daily to reduce chance of theft.**
- B. The HOA Budget for 2025 will be worked on January and completed and approved in February. Waiting for end of year financials to post.
- C. Annual Meeting: confirming date and location. Most likely first part of April. Actual date pending availability.
- D. HOA removed a tagged tree at 2967 Timberline in common area. It was two leaning oaks joined at base on right side of driveway, The lean was significant and damage to home if goes over was deemed "result would be disaster" by arborist. Also, two trees were removed at empty lot at 2061 Timberline due to significant rot in oak tree and significant lean in fir that were tagged trees and per Arborist the HOA's biggest threats to homes. They were taken out to avoid coming down with winter weather. They will be reflected and paid to Arborist in 2025 budget.
- E. 3022 Timberline: Common area tree has come down and part of tree fell on roof. Homeowner confirmed no damage to roof by roofing company. At that time HOA removed tree. Also, privacy panels down from wind storm. Discuss fixing and when this should occur.
- F. 3391 Bentley Ave: two dead looking fir trees in front yard. HOA architectural control committee believes these trees are in the homeowner's property circle and not common area trees. Informed homeowner of findings, if further mapping provided by homeowner, the HOA will reexamine trees at that time.
- G. Our Board has contacted the City of Eugene Erosion Department to inquire more about the build out of lots above Brighton Ave. and Ashford Dr. as to what storm drain provisions will be put in place. The

project per City has been designated as “Timberline Hills PUD Phase 5”. Eugene Erosion Department has contacted City planner to review what drainage will be in place for this phase. Will get back to HOA over next few weeks.

**Old Business**

A. Blue road reflectors (that indicate fire hydrants) are currently being placed on Ashford drive. Will be completed pending dry weather

6) Next board meeting: Last Monday of each month. Next meeting will be January 27th 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