

SOMERSET HILLS VIII HOA  
MONTHLY BOARD MEETING AGENDA  
December 29th, 6 p.m.  
"Via Zoom Teleconference"

- 1) Call to order
- 2) Approval of agenda
- 3) Approval of the the November 24th minutes happened by e-mail.
- 4) Members present: Darin McDaniel, Marty Sade, David Krueger, Teresa Tutt, Robert Knick, Mike Davis, Alexandra Gerrard, Vincent Tami
- 5) Treasurer's Report: McClure has requested demand requests be forwarded to [hoa@mcclureassoc.com](mailto:hoa@mcclureassoc.com)
  - a) Note: Dues for homeowners for 2025 have been set at \$215.
  - b) Payment can be made by mailing check for \$215 to Somerset Hills VIII HOA (indicate your home address), 1500 Valley River Dr. STE 250, Eugene OR 97401  
or request credit card payment link by sending request to [hoa@mcclureassoc.com](mailto:hoa@mcclureassoc.com) (indicate your home address)

**6) New Business**

- A. **A special thank you to Marty Sade** which has spent several years on our HOA Board volunteering his time. He is in the process of selling his home. He has given the Board notice that he will be leaving the Board when that happens. Until that time he will continue to sit on the board. We appreciate all the time Marty has put in helping with our HOA.
- B. At the November 24<sup>th</sup> HOA meeting, past dues were discussed by the Board of Directors. By a unanimous vote by the HOA Board of Directors at that time it was voted and approved to send out Demand letters to homeowners that are two years or more delinquent on homeowner dues requesting payment and "Notice of Intent to Lien". This was only after multiple yearly due notices sent to these homeowners with no response. The Letters sent out on 12/05/25 included the following below and amount due by the homeowner. HOA has breakdowns of years delinquent in dues from 2025, 2024, 2023 and 2022 and older. Also, a number was left to call directly if any questions for resolution of their delinquency. Board has maintained copies of these "Notice of Intent to Lien" letters for HOA and homeowners records.
- C. Also since the HOA only meets monthly, delinquent due payments will be reviewed in January and an final Board of Directors vote will take place at the January 26<sup>th</sup> 2026 meeting to approve the "Notice of Claim of Lien" on any properties still delinquent on dues payments.

**Per our By Law:**

## **ARTICLE XI ASSESSMENTS:**

**As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of ten percent (10%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs and reasonable attorneys fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.**

Interest has not been assessed on the past due amount. However, this letter is to inform you of **Somerset Hills VIII HOA's intent to foreclose a lien against the property if payment is not received within 30 days**

### **To avoid this action, send payment by:**

1. Mailing a check for the full amount to:  
Somerset Hills VIII HOA (indicate your home address),  
1500 Valley River Dr. STE 250,  
Eugene OR 97401
2. Request credit card payment link by emailing,  
[hoa@mcclureassoc.com](mailto:hoa@mcclureassoc.com) (indicate your home address)

D. Board has approved Dues for 2026 at \$220 which is a \$5 dollar increase from last year. This is approximately a 2.5% increase from last year.

E. Set a tentative date for 2026 annual meeting of Wednesday, March 18<sup>th</sup> 7pm or March 19<sup>th</sup>, 7pm pending meeting place availability.

F. Estimate by Pave Northwest to Reseal Brighton Ave in 2026. Budget should allow for resealing of road. Estimate accepted by Board of Directors.

G. Year end financials for 2025 and proposed budget for 2026 to be reviewed at January 2026 meeting.

H. Monthly Monday Board meeting times for 2026 moved back to 7pm.

I. 3441/3453 Timberline concern for load decibel maintenance yard blowers affecting homeowner (including sleep), Homeowner will try and schedule their maintenance company in the afternoon (noon to five) and limit to bimonthly.

### **Old Business**

- A. Permit acquired to cut leaning Oak Tree over Timberline Drive near 2901 Timberline. Per permit guidelines tree to be removed by end of January 2026, New douglas fir tree planted per outlined city permit

requirement on Timberline Drive across the road for the turn to Ashford drive.

- B. Board has revisited need for signage in selected areas throughout the HOA regarding leaving road fire lanes open and accessible to emergency vehicles. Selected signs to be placed in a few areas throughout HOA to remind homeowners not to park in roadways. Signage verbiage to be reviewed at the next Board meeting.
- C. Notification to homeowners will be sent out by mail when annual meeting date set.
- D. Review HOA email responder schedule

6) Next board meeting: Last Monday of each month. Next meeting will be Monday January 26<sup>th</sup> at 7 p.m. via "ZOOM" teleconference. Invite link will be sent to your email prior to meeting. Please follow link to join meeting.

7) Adjourn