

SOMERSET HILLS VIII HOA
MONTHLY BOARD MEETING MINUTES
January 26th, 7 p.m.

“Via Zoom Teleconference”

**NOTICE: ANNUAL HOMEOWNERS MEETING is MARCH 18th at 7pm
At Valley Covenant Church, 3636 W 18th Ave, Eugene 97402
We invite all homeowners to attend to review financial report's and
plans for 2026**

- 1) Call to order
- 2) Approval of agenda
- 3) Approval of the December 29th minutes happened by e-mail.
- 4) Members present: Darin McDaniel, Marty Sade, David Krueger, Teresa Tutt, Mike Davis, Alexandra Gerrard, Vincent Tami
- 5) Treasurer's Report: McClure has requested demand requests be forwarded to hoa@mcclureassoc.com
 - a) Note: Dues for homeowners for 2026 have been set at \$220.
 - b) Payment can be made by mailing check for \$220 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 (indicate your home address)

6) New Business

- A. Board approved to file a “Notice of claim of lien” on homeowner properties delinquent on dues payments as listed below. At the November 24th 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.
- B. In the letter sent to homeowners 12/5/25 included: 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**

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

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 (indicate your home address
- C. Treasurer Report for year ending 2025 reviewed
- D. Budget for 2026 submitted and approved by members
- E. NOTICE: ANNUAL HOMEOWNERS MEETING is MARCH 18th at 7pm, At Valley Covenant Church, 3636 W 18th Ave, Eugene 97402. We invite all homeowners to Attend to review financial report and plans for 2026
- F. 3330 Bentley Ave, Plans to remove POD in driveway at end of month "January".
- G. Due to homeowners parking in non designated pull outs and at times in the middle of our roadways, all of which could obstruct emergency vehicles from accessing parts of our HOA. Our HOA will be placing signage up around some of these areas that indicate "no parking at any time". **Any cars parked in the middle of the roadway in these areas can be towed immediately at the homeowners expense with no further notification.** The HOA will send notice of this as well in the letter to go out to homeowners notifying them of our annual homeowner meeting date and time. Please use our designated pullouts. Our parking policy will be mailed to all homeowners in this letter as well. Signage to go up in March indicating absolutely no parking in the roadway in these areas.
- H. HOA has nominated Mike Hurley and Devin Grammon to the Board for 2026.
- G. Alexandra Gerrard gave written notice she will be going off the board after the annual meeting in March.

Old Business

A. Permit acquired to cut leaning Oak Tree over Timberline Drive near 2901 Timberline. Per permit guidelines, the tree was removed in January 2026 to meet the permit guideline. Also a new douglas fir tree was planted per the outlined city permit

B. Review HOA email responder schedule

6) Next board meeting: Last Monday of each month. Next meeting will be Monday February 23rd 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