

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

Maximizing Home Values, Quality of Life, Positioning as Premier Community

What's Up #23: March 10, 2019

Annual Homeowner Meeting: March 19th

The First Annual Somerset Estates Homeowners Meeting will be held at 7:00pm, March 19, at Niwot High School. Please make plans to attend this important meeting. **If you are not able, please provide a proxy** so you can be represented at the meeting. (You may download and print a proxy from the website.)

The Annual Meeting will review actions taken over the last year, our current status, plans for the future and an election of executive board members.

A regular SEHOA Executive Board will be held at 6:30pm, March 12th at the Niwot Firehouse. SEHOA homeowners are always welcome to attend.

Board Candidates

All five terms of the current board members expire at the upcoming SEHOA Annual Meeting, our one year anniversary. Three of the five current Executive Board Members (Anthony Chirikos, Susan Reilly, and Kip Sharp) are declining to run for another term. We are extremely grateful for their hard work during this recent foundational year.

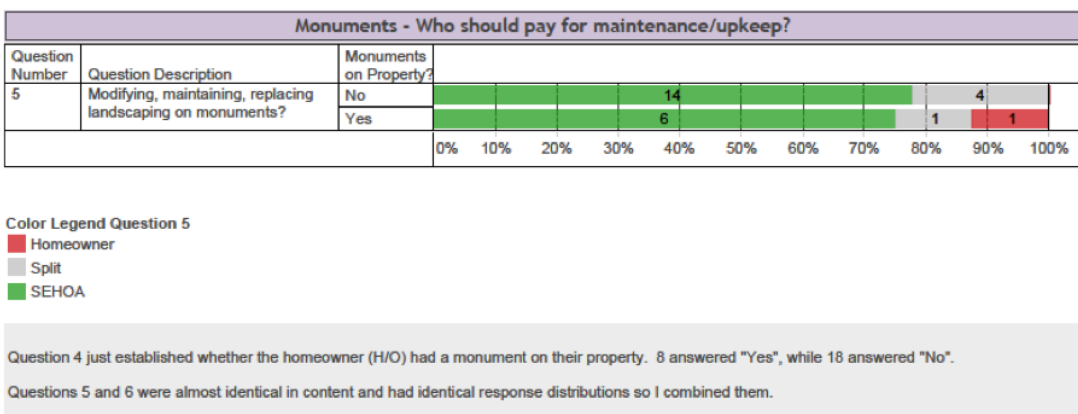
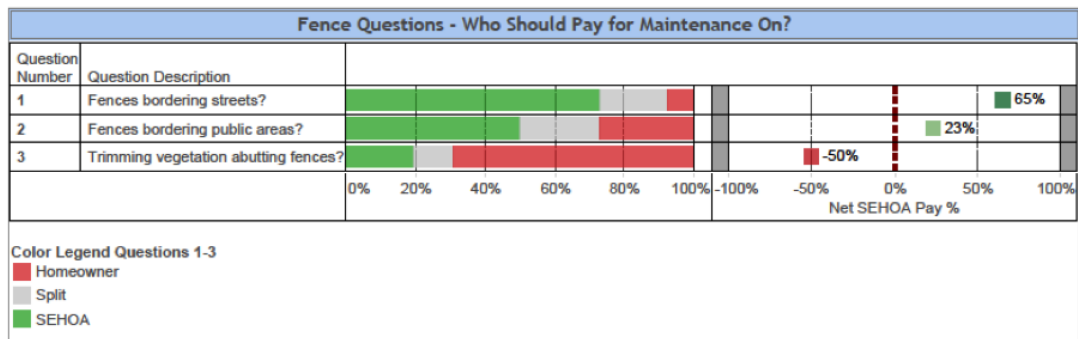
Two of the current members (Marc Arnold and Paula Hemenway) will stand for re-election. In addition, three homeowners from the community (Herb McPherson, Bill Harris, and Mark Jensen) have indicated a willingness to serve. **We are very pleased to have a slate of five experienced and capable homeowners willing to serve and contribute to the positive momentum of**

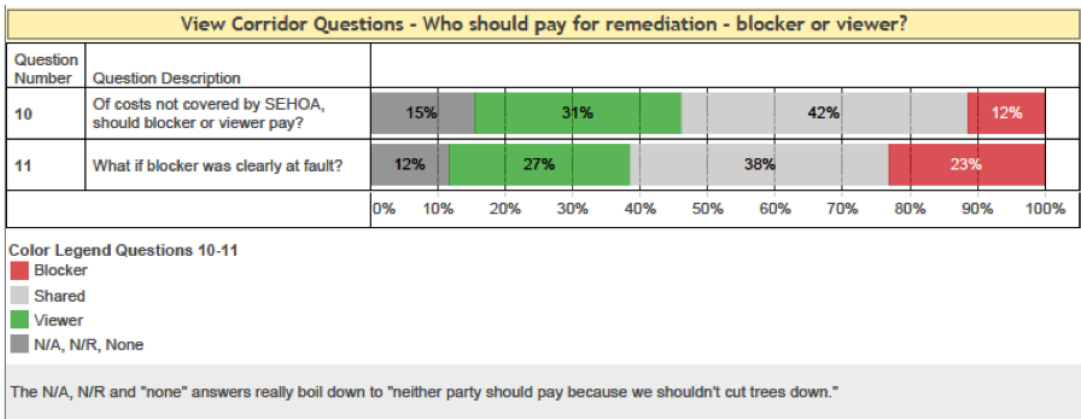
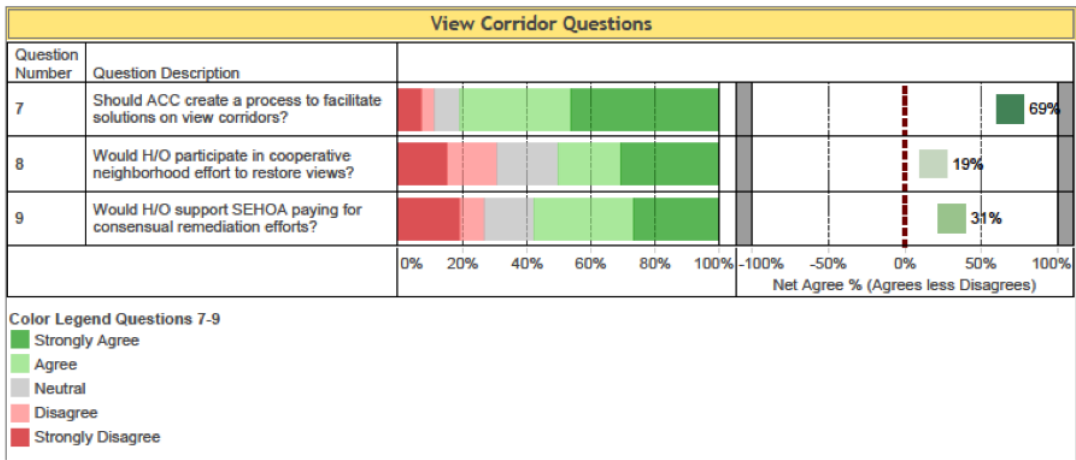
our community.

If you would like to run for the board, you are welcome to do so. Candidate information describing the slate of candidates and all other volunteer candidates who submit candidate information forms before March 12th will be circulated in advance of the Annual Meeting summarizing each person's background and qualifications. You may also volunteer at the Annual Meeting with no prior action.

ACC Survey Results

The SEHOA Architectural Control Committee (ACC) recently distributed an information package via mail. It contained descriptive information about the Standards review process underway, a copy of the proposed Standards and a survey. **We are grateful to the 26 households that responded to the survey representing 30% of all Somerset Estates homeowners.** Complete survey results are posted on the website home page and also copied to the Library --> Downloads area. A summary of the combined results can be seen below. The ACC reviewed the survey results in detail and made final revisions to the proposed 2019 Standards.





Our thanks to the ACC for their ongoing work on this important project. We believe developing and applying updated Standards will help improve our community.

Remedial Landscaping

For many years, we have lived with bare dirt on the north side of Somerset drive from Primrose to Longview. There are a number of reasons for this eyesore. A comprehensive solution will require considerable resources. In the meantime, the board has authorized "over seeding" in this area. You will see efforts underway in Spring. This is an initial step to restore some of the more obvious maintenance problems in our community. A more comprehensive approach will follow.

Book Club

The first Book club meeting was successful and enjoyed by all. The next Book Club meeting will be hosted at the home of Anita Harris, 8442 Strawberry Lane on April 19 at 11:15am. The book will be *The Seven Husbands of Evelyn Hugo* by

Taylor Jenkins Reid. Please RSVP to Anita at coloradoanita@gmail.com and join us!

SHOA Tolling Agreement Proposed

Certain aspects of clarifying water and land ownership matters for SEHOA depend on establishing arrangements with SHOA. As previously reported, we successfully negotiated a 2018 Memorandum of Understanding which, among other provisions, allocated cash assets held by SHOA and resulted in a payment of \$79,101 from SHOA to SEHOA to settle cash. SHOA subsequently agreed to a Limited MOU covering 2019. (These agreements are posted to the website.)

This May will mark two years since the 2017 court decision which recognized that SEHOA is a "separate and distinct legal entity". Some claims against SHOA could be subject to statute of limitations expiring on the second anniversary. We have proposed a Tolling Agreement to SHOA that would preserve the option of bringing action in the future if negotiations fail to resolve allocation questions. Our recent favorable experience dealing with SHOA gives us reason to believe we are on a path to resolve these matters amicably. We will make every effort to find solutions that do not require litigation which is costly and unpredictable.

New Policies

Our community operates in compliance with the Colorado Common Interest Owners Act (CCIOA), the state law governing HOA's. Last year, we adopted the 2018 Amended Declaration which further specified how our association operates. The Declaration and CCIOA require a number of policies to be adopted by the board. The board looked to other communities and modified policies found elsewhere to fit the needs of Somerset Estates. Many of these required policies have been adopted and are posted on the website (you will find them under Library --> Governing Documents). Several remain to be established.

Upcoming Events at a Glance

March 12, 6:30pm - Regular Board Meeting at Firehouse (see posted Agenda)

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Mar 19, 7:00pm - SEHOA Annual Homeowner Meeting at Niwot High

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April 19 at 11:15am - Book Club Meeting at the home of Anita Harris, 8442
Strawberry Lane

(These dates are subject to change, please check website for change notices.)

Contact SEHOA

Association Name

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Website

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Paula Hemenway
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Anonymous Survey

Go ahead... tell us what you really think!

[Click to send an anonymous message to the board](#)

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