

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

What's Up #1

April 1, 2018

About this Newsletter

The coming months will be a busy time for the SEHOA board, its committees and the general membership. While more formal communication will be needed regarding some issues, we also want to have other methods to keep homeowners informed and involved. This "What's Up" newsletter is a more casual format to keep people informed. We welcome feedback about this format. Drop us an email!

Initially, we will email this as a PDF and a copy will be posted on the SEHOA website. They will be published as needed and numbered sequentially to help you keep track.

Want to contribute content? Great! See the contact area and send us your ideas.

Your SEHOA Board

Board Election

Five Homeowners Elected

The May 2017 court decision identified the 89 homes in Somerset Estates as a separate and distinct common interest community. As a result of this judgement, Somerset Estates constituted a separate association, but one without organized representation. Electing an executive board was needed as a first step to address the situation.

The first Somerset Estates homeowner meeting was held March 20, 2018. Many thanks to the 55 Somerset Estates homeowners who attended or were represented by proxy. This attendance constituted 62% of all Somerset Estates homeowners.

Official minutes can be found on the newly established SEHOA website (www.SomersetEstates-HOA.com). In summary, we are pleased to report a majority of the homeowners voted to establish the size of the initial executive board as FIVE members.

Ten homeowners ran for the five positions. The five nominees with the most votes were elected to serve on the board. Complete results may be downloaded on the SEHOA website.

The newly elected board met immediately following the homeowner meeting and elected officers. The new SEHOA board members are:

Marc Arnold / President

Anthony Chirikos / Vice President

Paula Hemenway / Treasurer

Susan Reilly / Secretary

Kip Sharp / At Large

Contact SEHOA

Association Name
Somerset Estates
Homeowners Association

Street Address
P.O. Box 621
Niwot CO 80544

Phone
TBD

Website
SomersetEstates-HOA.com

Inquiries via email

Info@SomersetEstates-HOA.com

Board Members

Marc Arnold, President
Marc@SomersetEstates-HOA.com

Anthony Chirikos, Vice President
Anthony@SomersetEstates-HOA.com

Paula Hemenway, Treasurer
Paula@SomersetEstates-HOA.com

Susan Reilly, Secretary
Susan@SomersetEstates-HOA.com

Kip Sharp, At Large
Kip@SomersetEstates-HOA.com

Upcoming Board Meetings

Several organizational items and legal issues need the attention of outside counsel. Immediately following the recent homeowner meeting, the newly elected board engaged a lawyer, Mr. Scott Osgood, to help with corporate formation issues. The board met with Scott in a closed session as permitted under CCIOA on March 29th.

In view of the long list of items ahead, the SEHOA board has scheduled two meetings per month: Starting April 10th, board meetings will be held the 2nd and 4th Tuesday, 6:30 to 8:30 at the Firehouse at the corner of Longview and Niwot. Additional meeting notices may be sent by other means. Always check the SEHOA website the day before to see if the meeting has been cancelled or rescheduled. Remember: The emergency vehicles must be able to leave at any time, so be sure you do not block the Firehouse garage doors!

Mailing List

Keeping homeowners informed and involved is a key goal of our newly appointed board. In addition to regular updates to the website, the board will explore outbound communication via email and physical mail. SEHOA will contact homeowners shortly to validate its list of members. This survey will give you an opportunity to verify your contact information and opt in/out of various communication channels. Stand by for more information on this topic.

Committees

We need your help! There is far too much work ahead for the board to accomplish without additional help. As we get more organized, you can expect invitations to participate on committees. Stand by for more information and calls for volunteers.

Joint Statement

The legacy Somerset Homeowners Association (SHOA) and the newly formed Somerset Estates Homeowners Association (SEHOA) are working together to arrive at arrangements which are mutually beneficial to their respective communities. Please see the following statement issued jointly by both associations.

Joint Statement
on Behalf of
Somerset Homeowners Association (SHOA)
and
Somerset Estates Homeowners Association (SEHOA)

March 28, 2018

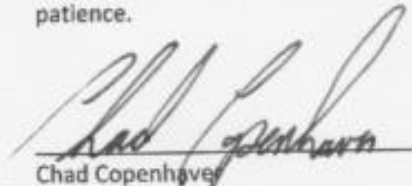
The May 2017 court decision determined that we live in "separate and distinct legal entities". Since that time, a great deal of effort has been invested to investigate the ramifications of that decision and to chart a course forward that will serve the best interests of all Somerset homeowners.

One necessary step in the process of moving forward was to create a new Somerset Estates Homeowners Association (SEHOA) to represent residents of the Estates. An Estates homeowner meeting was organized and held March 20th. The result of that meeting was an election of five homeowners from Estates to serve on an initial Executive Board. More detailed information is available at www.SomersetEstates-HOA.com.

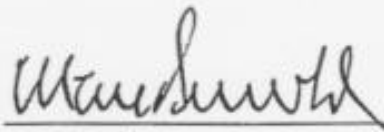
Over the coming weeks and months, our two boards will take up the issues and look for amicable solutions that yield the best results for both our communities. That process will take some time and we ask for your patience.

The growing season is nearly upon us which means expenses will ramp up to maintain our landscaping. SHOA has arrangements in place to look after the landscaping in Somerset Estates as it has for 20+ years. We want to avoid taking actions in the short term that would cause a disruption of services. We therefore kindly ask that residents of both communities pay their Q2 2018 dues to SHOA (due by April 10) as normal.

We are dedicated to addressing the outstanding issues constructively. Please be on the lookout for ongoing communications on these important topics. Thank you for your understanding and patience.



Chad Copenhaver
Acting President
Somerset
Homeowners Association



Marc Arnold
President
Somerset Estates
Homeowners Association

SEHOA Roadmap Notes

Given our unusual situation, there is a tremendous amount of work to be done. The roadmap at the right is a partial list of steps to illustrate the scope of work to be done. We plan to work through the list of Compliance Steps and One-Time Actions in an expeditious but orderly fashion.

Items shown with ~~strike through~~ signify completed steps. Items in **bold** will require involvement by the whole community.

We hope this format will make it easy for you to follow the actions of the board "at a glance" and keep an eye on the proposed steps ahead. Of course, formal meeting minutes of board meetings will be published to document actions taken by the board.

SEHOA Guiding Principles

We all have the good fortune to live in a premier neighborhood. The board will strive to take actions which:

- Protect and improve the value of our homes, and enhance our quality of life;
- Maintain continuity of services during transition periods;
- Consider issues in a rational, unbiased and transparent manner to assess of legal, financial and practical implications of proposed actions;
- Invite homeowners to attend board meetings and workshops to remain informed, participate and voice their ideas, suggestions and concerns; and,
- Collaborate with the SHOA board to arrive at amicable, timely, and mutually beneficial arrangements.

SEHOA ROADMAP

COMPLIANCE STEPS

~~Call a special meeting of Estates Homeowners~~
~~Elect an Executive Board~~
~~Elect Officers~~
~~Select and engage SEHOA lawyer~~
~~Incorporate SEHOA as a Colorado Nonprofit~~
 Establish corporate bylaws
 Acquire Employee Identification Number
 Establish financial system and controls
 Verify or acquire insurance coverages
 Establish / comply with mandatory reporting
 Verify membership roster
 Review CCIOA compliance requirements
 Additional steps as required to comply with State law
 More...

ONE-TIME ACTIONS

Open bank account
 Work with SHOA to maintain services
 Conduct meetings to gather feedback about Declarations
 Propose up-to-date Declarations to Estates homeowners
Conduct homeowner vote to adopt Declarations
Establish initial budget and dues assessment
Carefully and fully consider merger with SHOA
Meet with Somerset Swim & Tennis Club to discuss how SEHOA and SSTC can work together for the benefit of Estates homeowners
 More...

NORMAL HOA BUSINESS

Architectural Control Committee
 Newsletter
 Landscaping / Beautification
 Irrigation / Infrastructure
 Social
 Directory
 More...