



SOMERSET ESTATES HOMEOWNERS ASSOCIATION

What's Up #3: April 27, 2018

Positive Reaction to Draft Declaration

Adopting an Amended Declaration is an important and necessary one-time step to establish Somerset Estates Homeowners Association (SEHOA) as a well-formed and functional HOA. It is a key step to resolve structural problems that have plagued our neighborhood for years. Given our newly established Somerset Estates Homeowners Association and board, this is an opportune time to accomplish this important milestone.

Following regular board issues at the board meeting earlier this week, the SEHOA Board reviewed a draft Amended Declaration. Based on the 2016 Version, this newly proposed 2018 Version addresses deficiencies that have plagued our community since 1992. Homeowners attending the meeting reacted positively to the draft and participated in a two hour discussion reviewing and commenting on the proposed draft. The board expressed their gratitude to those who attended and incorporated further suggestions into the draft Amended 2018 Declaration.

In view of the positive reaction, the board is even more optimistic the community is ready to adopt an Amended Declaration... an idea whose time has come.

Minutes of the board meeting will be posted under the new "Minutes" tab on the website (www.SomersetEstates-HOA.com).

May 8th Board Meeting Cancelled

Due to upcoming travel schedules of SEHOA board members, **THE MAY 8 SEHOA BOARD MEETING IS CANCELLED.**

The next regular meeting will be May 22nd at 6:30 at the Fire Station. The agenda will provide another opportunity to exchange ideas about the declaration process. Please attend to better understand this important issue. We encourage you to contribute your ideas and thoughts.

Remember: Always check the SEHOA website the day before for updated agenda topics and to see if the meeting has been cancelled or rescheduled.

2018 SEHOA Census

If you haven't returned the 2018 Census Form, please do so. This information will allow us to validate our master list of homeowners.

Social Committee Gaining Momentum!

Richelle Burnett is leading the effort to get a Social Committee up and running. Please contact her and join in the fun. Let's Party!

Richelle Burnett
richelleburnett@gmail.com
202-494-0961



Landscaping / Irrigation Study

We want to assess the potential for water savings by revising landscaping and explore irrigation options. To do that, a group was established to review prior work and conduct further study. If you have knowledge of landscaping, irrigation, Colorado water law, or are just interested, please contact Jim Hemenway at j.hemenway@comcast.net to join the effort.

Steps Ahead to Amend Declaration

Adopting an Amended Declaration will take several steps. In 2016, there were numerous public meetings to educate homeowners to the need for revising the Declaration and specific proposed changes. The new 2018 Version is largely the same as the 2016 Version, so the steps ahead will focus on helping everyone understand the comparatively few changes. **Adoption of the new Declaration will require and affirmative vote by 67% of ALL Estates homeowners.** There will be several opportunities for you to ask questions and become informed prior to the vote. We urge every Estates homeowner to help us adopt this new functional Declaration. Here is the tentative timeline to amend our Declaration (Please mark your calendars now and stand by for formal announcements):

May 11: Distribution of information package including the proposed 2018 Declarations to all homeowners and SHOA Board for input

May 22: Opportunity to discuss and ask questions at the next regular SEHOA Board meeting

May 30: Homeowner Input Opportunity and community gathering to review the materials and address questions

June 8: Distribution of Ballots and Final 2018 Version

August 8: Final vote tally

When two thirds of homeowners vote in the affirmative, we will have new, functional Declarations in place for Somerset Estates.

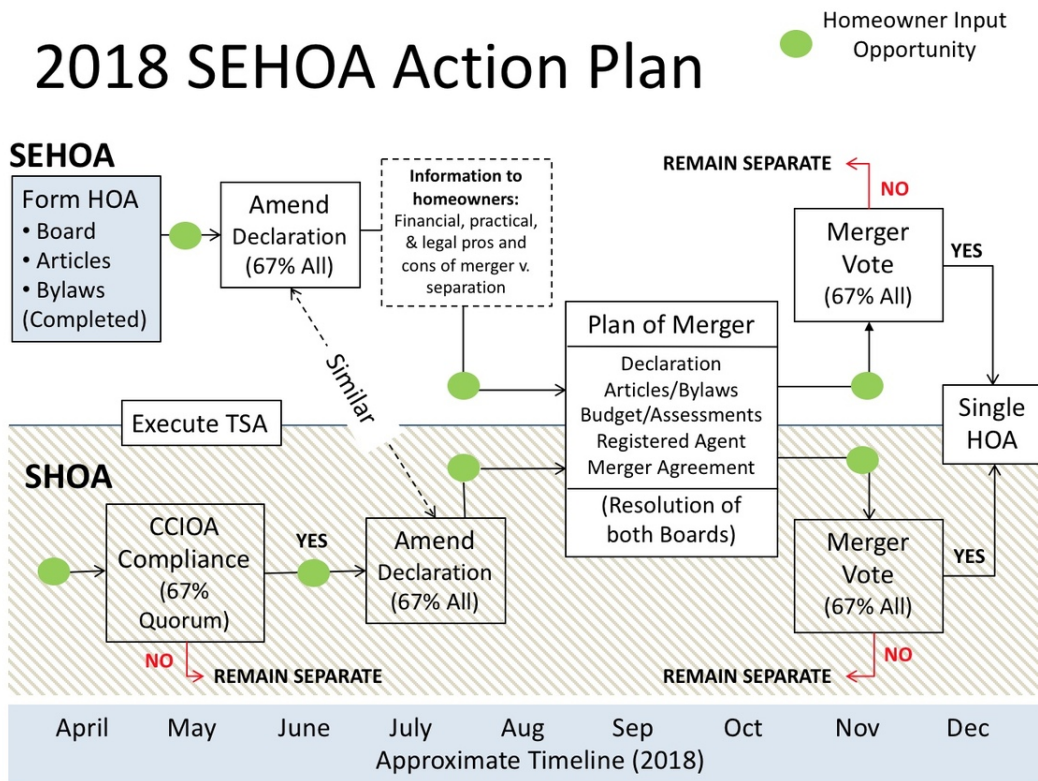
Transition Services Agreement

In the not-too-distant future, Somerset Estates homeowners will either choose to stay separate or formally merge with Somerset Homeowners Association (SHOA). In the meantime, however, we need to maintain "continuity of services during transition periods". With that in mind, the SEHOA has proposed a Transition Services Agreement (TSA) to SHOA. The content of this proposed agreement was reviewed in detail at the recent board meeting.

2018 SEHOA Action Plan

Passing an up-to-date declaration will permit us to move toward a functional HOA in a well-run community that has adequate reserves, no drama, and well maintained common areas.

Adoption of the 2018 Declaration, however, it is not the only item on our agenda for this year. The diagram below helps explain how the 2018 Declaration fits in with several other proposed activities ahead for SEHOA and how this process will ultimately address the "stay separate" versus "merge back together" question. More information will be forthcoming on these important topics.



SEHOA ROADMAP

Given our unusual situation, there is a tremendous amount of work to be done. The roadmap below 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 checkmarks signify completed steps.

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.

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
- Register our HOA with State of Colorado
- 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
- ✓ Irrigation /Landscaping
- ✓ Social Directory
- More...

Contact SEHOA

Somerset Estates
Homeowners Association
P.O. Box 621
Niwot CO 80544

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

Committee Contacts

Architectural Control

Steve DeWitt (Architect and builder)
StevenDeWittArch@aol.com

Dave Knudtson
d.knudtson@comcast.net

Steve Flannery
spflannery@comcast.net

Social Committee

Richelle Burnett
richelleburnett@gmail.com
202-494-0961

Landscaping / Irrigation Study

Jim Hemenway
j.hemenway@comcast.net

© 2018 Somerset Estates HOA | PO Box 621, Niwot CO 80544