

February 28, 2018

Dear Somerset Estates Homeowners:

**You are invited and encouraged to attend a meeting on
Tuesday, March 20 at 7:00 pm at Niwot High School
Cafeteria – Use main front door**

The purpose of this meeting is to authorize the incorporation of a homeowners association for Somerset Estates and to elect a board of directors for this association.

On May 31, 2017, the District Court of Boulder County ruled: “The Court finds that the Somerset Estates and Cottonwood Hills common interest communities are separate and distinct legal entities – and homeowners in the communities have separate legal rights – despite the common management arrangement.” (Ruling is posted at www.somersethomeowners.com under Documents.) The recent letter from the board of directors of Somerset Homeowners Association (SHOA) provides information on the conclusions reached by two board-appointed committees, as well as an attorney retained by SHOA; specifically, that Somerset Estates can no longer be governed by SHOA and must form its own homeowners association and elect a separate board of directors. The option remains for Somerset Estates and Cottonwood Hills to vote to merge at some point in the future; however, before any such vote can be conducted, each community must first have its own homeowners association in place to comply with the merger statute. For the best outcome for both communities, the SHOA board of directors and the new Somerset Estates board of directors must work cooperatively to comply with the court order.

Please consider being nominated for the board of directors that will represent Somerset Estates. The initial tasks of the board will be to develop governing documents, including new articles of incorporation and amended declarations, and to work with SHOA (which will continue to operate as the association for Cottonwood Hills) to keep our two neighborhoods operating smoothly throughout a transition period.

A quorum of 20% of Somerset Estates’ homeowners (at least 18 homes) is required to conduct business. **If you are unable to attend the meeting, please fill out the attached proxy and either give it to someone of your choosing or mail it to Jim Hemenway at 8428 Strawberry Lane, Niwot CO 80503.** This proxy can be used for quorum purposes only or you can authorize someone to vote on your behalf. If you are interested in being on the board of directors, yet are unable to attend the meeting, please indicate this on your proxy.

Your Somerset Estates neighbors,

Kiran Chopra, 8449 Firethorn Ct
Anthony Chirikos, 8293 Cattail Dr
Susan Reilly, 6511 Primrose Lane
Kip & Erin Sharp, 8259 Cattail Dr
Ron Brotzman, 8452 Firethorn Ct
Loren Burnett, 8274 Cattail Dr
David Fjeldstad, 6519 Primrose Ln
David Edwards, 8414 Firethorn Ct

Jim & Paula Hemenway, 8428 Strawberry Ln
Steve & Robin Flannery, 6474 Cranberry Ct
Jim & Heather Seidel, 8516 Strawberry Ln
Steve & Lisbeth Lehan, 6459 Strawberry Ct
Bruce & Kathy Heimann, 8470 Strawberry Ln
Dave & Arlee Kachensky, 8261 Cattail Dr
Herb & Shalia McPherson, 6397 Snowberry Ln
Allan & Delaine Orendorff, 6509 Columbine Ct

Marc & Barbara Arnold, 8243 Cattail Dr
Bob & Lynne Uhler, 8414 Strawberry Ln
Mike & Maryann Ruck, 8277 Cattail Dr
Robert & Sandra Searls, 8227 Cattail Dr
Marie Stears, 6345 Snowberry Ln
Ryan & Julie Heidemann, 6482 Cherry Ct
Barbara Stager, 8068 Bellflower Ct
Steve DeWitt, 6378 Snowberry Ln