

**Minutes of meeting the Executive Board of Directors of
Somerset Estates Homeowners Association (SEHOA)
10 July 2018
Niwot Fire House**

1. Call to order

The meeting was called to order at 6.30

2. Quorum

Four Directors were present, Marc Arnold (MA), Paula Hemenway (PH), Kip Sharp (KS), Susan Reilly (SR).

3. Approval of previous minutes

Motions passed to approve the minutes of meetings 12 June 2018 and 26 June 2018 proposed by PH and seconded by KS. (May 22 minutes remain to be approved).

4. Reports

1.Amended Declaration Voting. PH reported that a total of 66 votes have been cast to date. As voting is conducted by secret ballot, we will not know how homeowners voted until the count is conducted August 14. Therefore, we need to keep up the efforts to encourage people to vote to maximize our chance of reaching the 60 yes votes needed.

2.Treasurer report. Income received to date was \$31,575, expenses paid were \$840 for insurance, giving a cash surplus of\$30,734. The cash balance is \$30,834. This simply reflects cash movements within SEHOA and takes no account of the income and expenses relating to SEHOA that sit within SHOA. (See discussion below). It was noted that 26 homeowners paid Q3 and Q4 dues in advance providing \$8,450, and 9 homeowners additionally paid 2019 dues in advance providing \$7,200. Thanks were expressed to these homeowners for their support. The invoice from Scott Osgood for legal fees has been sent to SHOA. SEHOA is requesting that SHOA provides funds to SEHOA for its legal expenses as previously agreed and approved by SHOA's board.

3.Landscape/water survey. No new information update provided at this time. Discussion of the waterfall operation. Whilst costly, it is a feature of the neighborhood and should be back in operation soon.

4.ACC matters.

- There was discussion around the keeping and updating of ACC records for SEHOA, and the need for approvals to reflect that these are from the interim ACC of SEHOA.
- There was a discussion relating to roofing materials approved by the ACC and a suggestion that we should ask them to look at newer technology roofing materials for consideration.

5.Property manager report

- water- we didn't get the extra water we were seeking last month. A new request has been made to BWR. We had two breaks that needed repair.
- Pumps-the pump for the transfer line was replaced. Pond 2 pump is out and being replaced shortly.
- Trees and grass- tall grass mowing done and tree trimming ongoing.

6. Social committee. No update at this meeting.

5. One time issues

- 1. Going forward relationship with SHOA was discussed.** A request was made by SEHOA to SHOA recently to have both Boards meet to discuss a number of issues including ongoing maintenance, cash reimbursement, asset allocation and areas where we can collaborate in the interests of both neighborhoods, pending any decision that might be made on merging the two HOAs (as this could take some time). SHOA agreed to meet regarding ongoing expenses and reimbursement and suggested that two people from each Board meet on this topic only. SEHOA discussed the continued desire to have a broader meeting and the following motion was proposed by SR, seconded by KS and approved by the Board.

Motion to accept SHOA 6/20 response and hereby appoints Susan Reilly and Anthony Chirikos to meet with the SHOAs board members Larry Buster and Susan Rona to address the subject of ongoing expenses and reimbursements between the two HOAs. In addition, the SEHOA Board believes there is a need for and requests a joint SHOA/SEHOA Board meeting to discuss the following subjects and establish additional working committees as needed. The joint Board meeting would be limited to high level discussions to establish guiding principles and marching orders for the committees which will work through details:

- 1) Overall roadmap/ goal review to reconcile timelines, flowcharts and coordination;**
- 2) Short term process for handling ongoing expenses during the interim;**
- 3) Allocation of financial assets between the two HOAs;**
- 4) Clarification of common property ownership;**
- 5) Allocation of water rights and commercial agreement(s) regarding shared access; and,**
- 6) Identify areas where the two Boards can collaborate on an ongoing basis (e.g. new buyer information, common legal matters, ACC rules/guidelines).**

6. Other business

- 1. ACC dispute** -There is a dispute ongoing between a homeowner and a member of the ACC who has already recused himself. The homeowner is concerned by their perception of an apparent conflict of interest with a second ACC member. Following discussion, a consensus emerged that it would be best to remove any appearance of conflict. The following motion was therefore proposed by MA, seconded by KS and approved by the Board.

Motion to accept Steve Dewitt's offer to recuse himself from any ACC decision relating to the landscaping dispute between the Uhlers and the Flannerys, in order to remove any appearance of a potential conflict.

2. Homeowner Survey - The Board reviewed the eleven responses received via the online anonymous survey. It was encouraging to note that 72.7% of respondents are "very satisfied" and 27.3% were "satisfied" with the performance of the executive board. Questions posed by the respondents will be addressed as appropriate, either directly or through the newsletter.

7 Next meeting

The next meeting was set as Tuesday July 24 at 6.30pm at Niwot Fire House.

8 Adjourn

The meeting was adjourned at 8.45 pm.



Susan Reilly
Secretary