

**Minutes of meeting the Executive Board of Directors of
Somerset Estates Homeowners Association (SEHOA)
24 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), Anthony Chirikos (AC), Kip Sharp (KS), Susan Reilly (SR).

3. Approval of previous minutes

Motion passed to approve the minutes of meetings 1 July 2018 proposed by MA and seconded by KS. Motion passed to approve 22 May 2018 minutes proposed by MA and seconded by AC.

4. Reports

1.Amended Declaration Voting. As of July 20, 72 votes have been cast. As voting is conducted by secret ballot, we will not know how homeowners voted until the count is conducted August 14. Therefore, we still need to keep up the efforts to encourage people to vote to maximize our chance of reaching the 60 yes votes needed. There was discussion around the outstanding votes and how to encourage them. The signs on each road appear to have been really effective.

2.Treasurer report. There was no update on the numbers since the meeting two weeks earlier. 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. A homeowner present at the meeting asked the Board to consider having the SHOA general ledger split so that SEHOA homeowners can see the full set of financials relating to SEHOA.

3.Landscape/water survey. No new information update provided at this time. Discussion of the waterfall operation. A request was sent to the property manager for an update on the waterfall.

4.ACC matters.

-There was discussion around the request for volunteers to join the ACC. This will be sought in the next newsletter.

5.Property manager report

- There was no property manager update at this meeting as there was one at the meeting two weeks prior. There was discussion around the desire to have a brief update in the newsletters from the property manager going forward and a monthly report to the Board.

6. Social committee. No update at this meeting.

5. One time issues

- **Going forward relationship with SHOA was discussed.** It was reported last meeting that a request was made by SEHOA to SHOA 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 agreed at the last meeting that SR and AC would meet with the SHOA reps. This 2+2 meeting took place and was very productive as outlined below.
- **2+2 meeting between SEHOA and SHOA-** this took place on 19 July 2018. The goal was to discuss and make recommendations regarding a fair basis for allocation of costs and revenue as between the two neighborhoods (so that each neighborhood is effectively paying for its own costs from revenue from its own homeowners). Some principles were agreed - fairness, pragmatism and effort to minimize legal and other outside costs. We made good progress in analyzing all the revenue and costs for the current year but require some input from the property manager on a few line items before concluding. Updates will be provided when this is done.
- **Request for joint board meeting.** The SEHOA Board continues to feel it would be productive and may be necessary for the two Boards to meet regarding the following matters previously reported;
 - 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).

Since the last Board meeting SHOA has responded to say the 2+2 meeting was productive and they would like to meet further on items 1) and 6) above on our list. We plan to hold this meeting as soon as possible as we think reasonable discussion should achieve the best outcome for both neighborhoods.

6. Other business

Homeowner input was provided by a homeowner present urging the Board to keep legal costs as low as possible in the discussions with SHOA. The Board explained that this has been the strategy and whilst legal input will be required on certain matters we will continue to seek reasonable, pragmatic solutions with SHOA without involving lawyers as much as is reasonably possible and sensible and we will encourage SHOA to do the same.

7 Next meeting

The next meeting was set as Tuesday August 14 at 6.30pm at Niwot Fire House.

8 Adjourn

The meeting was adjourned at 8.40 pm.

A handwritten signature in black ink, appearing to read 'Susan Reilly', with a long horizontal flourish extending to the right.

Susan Reilly
Secretary