

Somerset Estates Homeowners Association

Guiding Principles

September 25, 2018

Somerset Estates is a premier subdivision of 89 homes in Niwot, Colorado. Our Common Interest Community formed the Somerset Estates Homeowners Association (SEHOA) on March 30, 2018 to represent the interests of its homeowners. This document is an informal expression of goals and methods subscribed to by the undersigned SEHOA board members.

SEHOA Statement of Goals

The SEHOA Executive Board will seek to manage the community in a manner that maximizes the market value of our homes, enhances our quality of life, and positions Somerset Estates as a premier Front Range residential subdivision. The board will pursue these goals by endeavoring to provide the following outcomes:

- Accurate, respectful and timely flow of relevant information to the community concerning issues under consideration;
- Adequate funding to maintain our infrastructure, implement prudent upgrades and set aside adequate financial reserves, recognizing that the board has a fiduciary responsibility to homeowners to receive and disburse funds only for permitted purposes that benefit SEHOA homeowners;
- Adherence to the Colorado Common Interest Ownership Act (CCIOA) and SEHOA's governing documents, including the 2018 Declaration, Articles of Incorporation, and Bylaws;
- Appropriate and well implemented architectural and landscaping controls;
- Appropriate insurance coverages;
- Attractive and well-maintained landscaping, monuments and hardscape;
- Clear roadmaps to communicate priorities of upcoming projects and initiatives;
- Competent financial controls and reporting;
- Friendly and neighborly sense of community;
- Prompt, courteous and accurate interaction with realtors, sellers and buyers of homes in the community;
- Qualified expert advice from competent outside support (legal or otherwise) when needed;
- Transparent and open decision making; and,
- Widespread trust among homeowners that the Executive Board is operating to the best of its ability in the best interests of the homeowners.

Guidelines and Management Principles to Achieve Goals

To deliver the outcomes described in the Vision Statement, the Executive Board will strive to:

- Address issues with a focus on the interests of homeowners with diligence and pragmatism.
- Embrace the practice of transparency as required by CCIOA, such as limiting closed sessions to the narrowly defined six special topics specified in CCIOA, Section 308(4) (a)-(f). Follow meeting notice and documentation requirements and invite homeowner to speak before the board votes on an issue under discussion. Although board members need to communicate with one another in the normal course of conducting the day-to-day affairs of the HOA, care will be taken to avoid deciding upon any significant actions not open to public view and/or without publishing minutes. Minutes will be approved and published promptly, usually at the next open meeting, with online publication shortly thereafter.
- Improve competency in areas related to HOA management including, but not limited to, governance and finances. Board members must understand the proper operation of HOA boards and relevant laws. Training, reading and seminars will be used to help the board members become and remain competent. Likewise, efforts will be made to help homeowners understand CCIOA requirements and board financial practices. Board and homeowner education will be a long-term process.
- Welcome input from homeowners as an important part of transparent and open deliberations and an opportunity for extended discussion as a means to form broadly acceptable plans.

Agreed to and supported by SEHOA board members:

/s/ Marc Arnold

/s/ Anthony Chirikos

/s/ Paula Hemenway

/s/ Susan Reilly

/s/ Kip Sharp