

Minutes of Homeowner Meeting
Somerset Estates Homeowners Association (SEHOA)
September 17, 2018
Somerset Swim & Tennis Club

1. The meeting started with a social time at 7:00 PM. Richelle Burnett and other members of the Social Committee provided refreshments. Thank you to the Somerset Swim & Tennis Club for providing the venue.

2. Attendance

Four Directors were present, Marc Arnold, Paula Hemenway, Susan Reilly, and Kip Sharp. Anthony Chirikos (AC) was absent. Approximately 33 homeowners were present, representing approximately 20 Lots.

3. Business

No official business was conducted at this meeting. It was for social and information purposes only.

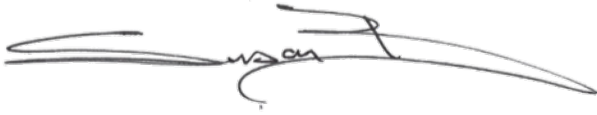
4. Discussion

Marc Arnold presented an overview of what SEHOA has accomplished in its first six months and what lies ahead. Questions from homeowners were welcomed. Topics discussed included:

- Passage of 2018 Amended Declaration with 91% of all members voting FOR passage.
- Review of our initial objectives in April 2018 – to protect and improve the value of our homes and enhance our quality of life; to maintain continuity of services during transition periods; to invite homeowners to remain informed, participate and voice their ideas, suggestions and concerns; and to collaborate with the SHOA board to arrive at amicable, timely, and mutually beneficial arrangements.
- Review of the 2018 and 2018 Action Plans, as previously provided to homeowners in What's Up #9.
- Discussion of status of possible merger with SHOA, including its need to pass an amended declaration and elect treatment under CCIOA.
- Discussion of need to clarify SEHOA's ownership of key resources, including water rights, title to Outlots, and financial assets (operating cash and reserves).
- Thank you to Interim ACC (Steve DeWitt, Steve Flannery, and David Knudtson) and introduction of SEHOA ACC (Scott Abrahamson, Larry Becker, Barbara Stager, and Bob Uhler).
- Timeline for 2019 budget approval process, including initial discussion at October 9 board meeting. It was pointed out that the second date presented in the process is Election night, so the schedule will be adjusted.
- Update on Landscaping and Irrigation issues and request for volunteers to help with that study.

5. Adjourn

The meeting adjourned at 9:00 PM.

A handwritten signature in black ink, appearing to read "Susan Reilly". The signature is fluid and cursive, with a long horizontal stroke at the end.

Susan Reilly, Secretary
September 23, 2018