

**Minutes of Meeting of the Executive Board of Directors of
Somerset Estates Homeowners Association (SEHOA)
December 11, 2018
Niwot Fire Station, CO**

1. Call to order

The meeting was called to order at 6.35 PM.

2. Quorum

Quorum met for Executive Board meeting with Marc Arnold (MA), Paula Hemenway (PH), Susan Reilly (SR), Kip Sharp (KS), Anthony Chirikos (AC) all present.

3. Approval of prior meeting minutes- The minutes from the Executive Board and Homeowner meeting on November 27, 2018 were approved with a motion from PH, seconded by KS.

4. Treasurers Report- We don't yet have a balance sheet, but this will be done after end of December. We have \$131,464 in the bank, after SHOA paid us the \$79,101 belonging to SEHOA but held by SHOA. Invoices for assessments for first quarter of 2019 will go out next week. There was discussion around what to do with the cash balance. The Treasurer had investigated options and recommended depositing in a CapitalOne bank account to earn more interest. There was a motion made by SR to follow this advice and to deposit \$100,000 in an interest-bearing account at Capital One. This motion was seconded by AC and approved unanimously.

5. Property Managers Report – Al Orendorff reported that the second fall clean-up was underway, Christmas lights have gone up, the irrigation system has been winterized, monument lights have been checked and repaired or replaced with LEDs. There was a question about lights on monuments at entrance to Strawberry. It was reported that there is a bigger issue here as there is an underground line broken. There was discussion around the fix for this, and the lighting up of Firethorn/Longview monuments that aren't lit. The Property Manager will prepare a list of potential remedial maintenance that has been postponed and present for Board consideration so that we can attend to these short-term matters as appropriate.

6. 2019 Contracting issues, including with SHOA, landscape maintenance and remediation – The MOU with SHOA will expire at the end of December. Discussion took place regarding extending this to ensure that essential maintenance continues and that SHOA gets reimbursed, while SHOA and SEHOA together focus on attending to the issues of water use and water rights. This discussion was delayed pending SHOAs vote on new Declaration, but hopefully with this behind them in December we can all focus on the water issues early in the New Year. It was reported that the water lawyer that SEHOA had been using has now told us they are conflicted and cannot represent SEHOA, so a major priority is to get a new water lawyer in early 2019. Regarding landscape maintenance there was a discussion about the need to remediate the dead grass areas between Primrose and Longview. Various options were discussed and it was agreed this cannot wait another year to be attended to, but it might make sense to try alternative grasses and we should seek quotes on this.

7. **Year- end CCIOA/Declaration compliance matters.** PH circulated a list of Policies required by CCIOA. We will keep apprised of this to ensure we develop what is required. The most important of these is the Architectural and Landscaping Standards. These are currently being addressed by the new ACC.
8. **ACC New Standards Discussion** – As previously reported, the new ACC is in the process of consulting with homeowners on proposals to revise the ACC standards. We expect this will take some time as the ACC members are being thoughtful and trying to encourage participation by homeowners to ensure they get useful and considered input from all so that there is broad support for any eventual changes made. This is a major undertaking and we appreciate all the efforts of the ACC.
9. **2019 Priorities.** After some discussion on 2019 priorities it was agreed that the top priorities are as we discussed earlier – ensuring the ongoing maintenance and a step up in repair of the neighborhood, and a comprehensive water plan. We will need to engage on a number of other matters as well, but these two are the most pressing and will involve ongoing engagement with SHOA.
10. **Other Business-** a reminder of the Holiday Party being hosted by the Ryans on December 12, and many thanks to them for doing this.
11. **Next meeting – Tuesday January 8, 6.30 pm at Niwot Fire Station**
12. **Adjourn-**The meeting adjourned at 9.50 PM.



Paula Hemenway, on behalf of:
Susan Reilly, Secretary
January 8, 2019