

# SOMERSET ESTATES HOMEOWNERS ASSOCIATION

Maximizing Home Values, Quality of Life, Positioning as Premier Community

## What's Up #77: August 31, 2022

### Proposed Change to Bylaws

The Executive Board is continuing its project to review all governing documents and is proposing one change to the Bylaws section below regarding the terms of the Executive Board.

*Section 4.4 Terms and Term Limits. The terms of the initial Directors shall be for one year. Thereafter, the terms of Directors shall be for two years, except that the terms of two of the Directors elected at the first annual meeting of the members of the Association shall be set at one year, so that the terms of the Directors are thereafter staggered. Unless a full board can't be otherwise constituted, Directors shall serve for a maximum of two full (two year) terms, but may be elected again after being off the board for one year.*

Directors in most HOAs in our area (including SHOA) are elected for three-year terms, without term limits. **The initial Board of SEHOA decided on two-year terms and a two term limit to encourage participation and to avoid a "permanent" Board.** In the five years since it was formed, 12 homeowners have served on the Board for periods ranging from one to five years (all terms in 2018 were for one year and didn't "count" for the term limit). Another four homeowners serve on the Architectural Control Committee, a significant volunteer commitment to the community. With only 89 lots, the current Board is concerned that it is unrealistic to expect that more than 25% of homeowners will be willing to volunteer for a term or two for either of these positions, which means that **it could become increasingly difficult to recruit new Directors.** We've also found that it can take several months for a new Director to come up to speed, making the high turnover built into our Bylaws difficult to sustain.

**The Board is proposing an amendment to the Bylaws to strike the last sentence of the above paragraph:** *"Unless a full board can't be otherwise*

*constituted, Directors shall serve for a maximum of two full (two year) terms, but may be elected again after being off the board for one year."* **This requires a vote of the Board, not the homeowners, but as with any change in the governing documents, homeowners are given notice of the proposed change and are encouraged to comment. Comments may be sent to [info@somersetstates-hoa.com](mailto:info@somersetstates-hoa.com) or by attending the September 20 Board meeting.**

## **Fall Fence Staining Still Available!**

The Board appreciates the good response to the email sent on August 25 encouraging homeowners to take advantage of community-wide staining of split-rail wood lot fences this fall. By the numbers:

**31 lots** have wood perimeter fencing next to open space, paths, and common areas. **We encourage staining of all of these wood fences to extend their life and improve the appearance.**

**33 lots** have no perimeter wood fencing (including six that have metal fencing), but many of these have wood side and/or front yard fencing that will also benefit from staining.

**25 lots** only have perimeter fencing along Somerset Dr and Longview Dr, which is the responsibility of SEHOA. Some of these also have wood side and/or front yard fencing.

John Quinby of Pretty Fences was here on August 29 to measure fences and provide staining cost estimates for 11 lots. That leaves 20 lots with perimeter fencing that we'd like to see stained. He's also happy to provide estimates for interior side and front yard fencing. **It's not too late to request an estimate! Simply send an email to [info@somersetstates-hoa.com](mailto:info@somersetstates-hoa.com) with your preferred contact email and physical address.** Cost to stain both sides is about \$3/linear foot if done as part of the larger HOA project.

## **September 20th Board Meeting**

The next scheduled meeting is September 20 at 6:30 PM at the Mountain View Fire Station at 8500 Niwot Rd. All homeowners are invited to attend. **The fire station has recently installed new equipment that allows easy access to the meeting room by Zoom.** Any homeowner that wants to attend by Zoom

can find the log-in information and agenda on the SEHOA website (somersestates-hoa.com) the day before the meeting.

## Water Updates

Anticipated water restrictions in the upper basin of the Colorado River have been prominent in the news recently. SEHOA was only able to lease 20 shares of ditch water this year compared to 50 shares in recent years. Fortunately, the negative impact of this has been mitigated by the new metering system out of the Boulder and White Rock (BWR) ditch and the Boulder and Left Hand (BLH) ditch that provides an accurate measure of the water taken from the ditches. With the old system, the water we were allowed to take was as little as half of what we actually owned or leased. Even so, **we've had to cut back on water use, including only intermittent operation of the waterfall.** SEHOA bid on BWR ditch shares that came on the market in July. This is a closed, one-shot bidding system. Although we put in a generous bid, we were outbid by one other party.

Unlike your home irrigation system, which you can run well into the fall if it is warm and dry (like last year), SEHOA has to stop watering the grass along the roadways and common areas once the ditches shut down, usually around the end of September. Depending on the weather, you may see dry grass in October. In the meantime, **if you notice a sprinkler that needs attention, please contact Al Orendorff at TrioProperty@comcast.net.**

## Upcoming Events at a Glance

Please monitor the SEHOA website for any schedule changes  
**-somersestates-hoa.com.**

**Executive Board Meeting --September 20 at 6:30 PM.** Please check somersestates-hoa.com for meeting information.

**Somerset Estates Book Club** -- Next meeting will be held on October 25 at 4 PM at the home of Susie Lindau. The book is *The It Girl* by Ruth Ware. Please let Paula Hemenway know at p.hemenway@comcast.net if you want to be added to the Book Club distribution list.

**Monday Mahjong** -- Mondays at 3 PM. Contact Melissa Koller at mzkoller@gmail.com for more information.

# Contact SEHOA

## Association General Information

Somerset Estates Homeowners Association  
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Website: [SomersetEstates-HOA.com](http://SomersetEstates-HOA.com)  
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## Property Management

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## Executive Board

Scott Abrahamson, President  
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## Architectural Control Committee

Larry Becker, Chairman  
[LarryB@SomersetEstates-HOA.com](mailto:LarryB@SomersetEstates-HOA.com)

## Social and Welcome Committee

Pea Lawson, Board Representative  
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