

# SOMERSET ESTATES HOMEOWNERS ASSOCIATION

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

## What's Up #79: October 9, 2022

### October 18th Board Meeting

All homeowners are invited to attend the Board meeting on October 18 at 6:30 PM at the Mountain View Fire Station at 8500 Niwot Rd. **The agenda will be posted on the SEHOA website (somersetstates-hoa.com) the day before the meeting.**

### Proposed Change to Conduct of Meeting Policy

The Executive Board is continuing its project to review all governing documents. As a result of HB22-1137, a recently passed Colorado law that makes a number of changes to the Colorado Common Interest Ownership Act (CCIOA), the Board is proposing a change to the Conduct of Meeting Policy. **Disciplinary hearings regarding an Owner and any referral of delinquency are now matters that must take place in an Executive Session (closed meeting) of the Board.** To comply with this new law, we are proposing to add the language below in **Bold** type to the Conduct of Meeting Policy. The full policy with the proposed change is available by **clicking here**.

*12. Executive Session. Notwithstanding the foregoing, the Board or a committee thereof may hold an executive or closed door session and may restrict attendance to Board members and other persons specified by the Board or committee; provided that any such executive or closed door session may only be held in accordance with the provisions and requirements of the Act. The matters to be discussed at such an executive session are limited to:*

*(e) Any matter the disclosure of which would constitute an unwarranted invasion*

*of individual privacy, including a disciplinary hearing regarding an Owner and any referral of delinquency; except that an Owner who is the subject of a disciplinary hearing or a referral of delinquency may request and receive the results of any vote taken at the relevant meeting;*

*The minutes of all meetings at which an executive session was held shall indicate that an executive session was held and the general subject matter of the executive session. Minutes of executive session may be kept but are not subject to disclosure pursuant to the Association's policy regarding inspection of records.*

Unlike the Declaration and Articles of Incorporation, Policies may be amended by a vote of the Board, not the homeowners. However, 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 October 18 Board meeting.**

## **Car Crimes in Somerset**

Our neighboring HOA let us know that two cars were stolen from driveways in the Pawnee Lane area near Longview in mid-September. At another home on Pawnee Lane, somebody searched the bed of a pickup parked in the driveway but nothing was in the truck bed. Additionally, some cars have been seen driving slowly through the neighborhood at night.

Remember to keep your cars locked, remove or hide any visible items from view, and even remove any garage door “clickers” from cars in your driveways. **The SEHOA Executive Board strongly recommends that vehicles be kept in garages.** If you see something suspicious, call the Boulder County Sheriff. If a crime is occurring, call 911. If it's not as urgent but you believe the sheriff's office should know, call the dispatch at (303) 441-4444. It would be helpful if you can safely take a picture or otherwise get any pertinent info to share with the sheriff's office.

## **Upcoming Events at a Glance**

Please monitor the SEHOA website for any schedule changes  
**-[somersetstates-hoa.com](http://somersetstates-hoa.com).**

**Executive Board Meeting --October 18 at 6:30 PM.** Please check somersetstates-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  
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### Property Management

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### Executive Board

Scott Abrahamson, President  
ScottA@SomersetEstates-HOA.com

### Architectural Control Committee

Larry Becker, Chairman  
LarryB@SomersetEstates-HOA.com

### Social and Welcome Committee

Pea Lawson, Board Representative  
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