

Somerset Estates Homeowners Association
Executive Board Meeting Minutes DRAFT

April 23, 2025 – 6:30 PM

By Zoom Only

1. Call to Order 6:35PM and Quorum Established

Board Members: Steve Flannery (SF) Astrid Kirschenbaum (AK) and Grant Peterson (GP)

Property Manager: Al Orendorf (AO)

Homeowners: Herb McPherson, Candice Hoenes, Anthony Chirikos, Mike Stears.

2. Reaffirm Grant Peterson’s position on the SEHOA board.

The April 11th, 2026 SEHOA Executive Meeting appointing Grant Peterson to the SEHOA board was given 23 rather than 24-hours notice and so the board re-affirms Grant Peterson as an SEHOA Board Member with SF MOTION and AK SECOND. Approved unanimously without objections or questions. GP will fill Lisa Smith’s position ending in March 2027.

3. Approve Prior Minutes – February 17, 2026

SF MOTION to approve minutes, AK SECOND. Approved unanimously without questions or objections.

4. Approve Prior Minutes – March 24, 2026

SF MOTION to approve minutes, AK SECOND. Approved unanimously without questions or objections.

5. Approve Prior Minutes – April 11, 2026

SF MOTION to approve minutes, AK SECOND. Approved unanimously without questions or objections.

6. Elect Officers

The board will operate with Astrid Kirschenbaum remaining as Secretary, Grant Peterson as Treasurer and Steve Flannery as President. SF MOTION, AK SECOND. Unanimously approved without questions or objections.

7. Treasurer’s Report

Anthony Chirikos, former SEHOA treasurer, presents the March 2026 Treasurer Report, attached.

Anthony highlights a delinquent account that is accruing at unprecedented amounts and remarks the board may have to be prepared to take action.

8. Property Manager Report

Al Orendorf describes the dismal water situation we are facing - with no river run - lowest and slowest flow in history. AO says we are watering the new plantings at the front entrance, we will only be watering at night, only the most imperative areas (trees and a strip of sod), and proposes to only fill Pond 2.

AO proposes waiting until 2027 to stain the fences and instead seal cracks and seal coat all of SEHOA's walkways (at about \$10,500).

9. Outlot D – Plan / Timeline to Socialize and Finance

SF recommends after much deliberation and investigation that SEHOA fund the refurbishment of Outlot D with a Special Assessment (SA) and not seek any loan financing. He recommends splitting the \$6,000 SA into \$1,500 increments over 4 payments. The board agrees this is a good plan. The board will socialize this plan with 6 small group meetings - covering all of SEHOA - in the coming weeks and, using the feedback, will aim for an SA vote in early June 2026.

Homeowners discuss what provisions and configurations will be and could be included in the SA vote.

11. Other Business

No other business.

12. Member Open Forum

Further questions on the upcoming SA include if the SA money will be specifically dedicated to a certain project (yes).

13. Next Meeting – May 19, 2025, 6:30 PM by Zoom

14. Adjourn 8:00PM

Astrid Kirschenbaum

SEHOA Secretary

April 28, 2026

