

DRAFT FOR APPROVAL AT THE NEXT MEMBER'S MEETING
Minutes of the Special Meeting of Homeowners
Special Assessment Vote
Somerset Estates Homeowners Association (SEHOA)
June 11, 2026 at 7:00PM at the Niwot Inn, 342 2nd Avenue, Niwot, CO

1. Call to Order, Quorum Established, and Proof of Notice.

The Special Meeting is called to order by Grant Peterson at 7:13PM.

With Grant Peterson and Steve Flannery in attendance, Quorum is established.

Proof of Notice was given via mail, signage throughout the neighborhood and multiple email reminders.

The meeting is held in person at the Niwot Inn, 342 2nd Ave, Niwot.

Sixty (60) Lots were represented in total. All attendees signed in with Al Orendorf:

Attendees and number of Proxies: Grant Peterson 3, Danny Lindau 2, Bill Harris 4, Shaila 2, Al Orendorf 6, Steve Flannery 29, and 14 singles.

Ballots, proxies, and attendance records are retained with the association's records.

2. Executive Summary of the Special Assessment Project Presented by Steve Flannery:

The Purpose of the meeting is to vote on a \$6,000 special assessment for ponds 2, 3 & waterfall repairs. The meeting is to vote, not to future debate the issue - meetings leading up to this vote included the general presentation in March, the presentation at that AGM in April, and the 6 smaller meetings in May.

Steve gives an overview of what out lot D is and the BOD approved budget approved by the HOA at the AGM. Asks the attendees to please approve the \$6,000 special assessment drawn in 4 payments starting on July 1, 2026.

Audience Comments: A CU sustainability student has volunteered to help with landscape design. A question about project timing - answered as starting in October and completing before irrigation season next May

3. Vote Results

- 60 votes counted
- 54 yes

- 6 no
- The Special Assessment Passes

A Special Assessment is ratified if a quorum of 30% is present and the Special Assessment is approved by 67% of the votes cast by Members in person or by proxy at the meeting. The Special Assessment, if any, shall be levied against each Lot in accordance with the Allocated Interests.

6. Adjourned

Grant Peterson adjourns the meeting at 8:00PM.

Astrid Kirschenbaum
SEHOA Secretary