

Somerset Estates Homeowners Association  
Executive Board Meeting  
October 28, 2025, 6:30pm  
by Webex only

**1. Call to Order and Quorum** (JGB) 6:33pm Quorum established. Attendees –

Board Members: Astrid Kirschenbaum, AK, Jon Gilespie Brown, JGB, Steve Flannery, SF, Anthony Chirikos, AC, Lisa Smith, LS.

Property Management Representative: Steve Henry, SH.

Homeowners: “Mike”, Erik Hoenes, Candice Hoenes, Danny Lindau, Herb and Shalia Mcpherson.

**2. Approve Prior Minutes** – Executive Meeting September 23, 2025

AC MOTION JGB 2<sup>nd</sup> all in favor, no objections, September Minutes approved.

**3. Treasurer’s Report** AC presents the September 2025 Treasurer’s Report:

At 9/30/25 operating cash balance was \$79,798 (increase of \$11,742 since last month), and reserve cash totaled \$389,486, for a combined balance of \$469,284.

Month of September Results

- Total income recognized was \$2,996, consisting of HOA assessments (\$350), transfer fees (\$350) and miscellaneous income, a federal tax refund (\$2,259).

- Overdue assessments at 9/30 were \$1,962, with two lots overdue by \$981 each. Homeowner to be contacted informally before formal proceedings begin.

- Operating expenses totaled \$19,584. Notable larger payments to vendors:

- \$8,665 to Rock Solid for routine landscaping maintenance (mowing, weeding) as well as outlot cleanup around ponds 8-11

- \$6,490 to Xcel Energy for electricity expenses

- \$1,530 to Trio for property management services and expense reimbursements

- \$1,288 to Solitude Lake Mgmt for pond maintenance (algae treatment)

- \$1,006 to DBC Irrigation Supply for irrigation maintenance supplies.

- Capital expenditures totaled \$1,436 to Lindquist Outdoor Lighting for lighting design fees relating to the highway 52 redesign project.

AC and SF discuss checking the energy bill.

**4. Updated Architectural and Landscaping Standards**

JGB takes us through the ACC standard changes. JGB MOTIONS to approve Updated Architectural and Landscaping Standards APK SECONDS.

Erik Hoenes asks for wording on permanent accessory structures be clarified. JGB agrees to tweak text after approval.

MOTION approved. SF abstains.

**5. Outlot D – Design Study Proposal / Funds** SF shares a power point on ponds:

SF shares a Power Point accommodating options for relining ponds 2 and 3. SF outlines advantages of Pond 2 and 3 together, highlighting elimination of water leakage. SF asking for

\$11,000 for Engineering Analytics design study. (\$4,000 was previously approved, asking for \$11,000 total.) AC MOTIONS to increase previously approved funding for design study that SF commissioned from \$4,000 to \$11,000 based on EA proposal circulated. JGB SECOND.

Candice Hoenes and Erik Hoenes ask questions on what exactly is being commissioned from Engineering Analytics? SF clarifies the scope of work with AC exhibiting the Engineering Analytics contract onscreen.

Herb asks about ponds 4-7 and SF explains that the refurbishment of ponds 2, 3 and the waterfall are separate from any decisions on ponds 4-7. JGB states that no decisions on ponds 4-7 have been made.

Danny Lindau asks about the economics of the water leakage, SF responds that water availability is a much higher concern than the seemingly low cost of losing water.

Herb offers information on a water attorney.

MOTION for \$11,000 for Engineering Analytics design study is approved unanimously, no objections.

#### **6. Other Business**

JGB asks if there is any other business, no other business.

#### **7. Member Open Forum**

SF and AK to present a pond information session soon to the SEHOA community.

#### **8. Next Meeting – November 18, 2025, 6:30 PM by Webex**

#### **9. Meeting Adjourned 7:40pm**

##### **Meeting link**

<https://somersestestates-971.my.webex.com/somersestestates-971.my/j.php?MTID=m8da391c8f8d7dfd8cd788908b8a3d506>

Meeting number 2555 903 5790 Meeting password vTvUr3MWE42 Host key 804755

##### **Join by video system**

[25559035790@somersestestates-971.my.webex.com](mailto:25559035790@somersestestates-971.my.webex.com)

Meeting password for video system 88887369

##### **Join by phone**

United States Toll +1-650-479-3208 Access code 25559035790 Meeting password for audio 88887369

Global call-in numbers

<https://somersestestates-971.my.webex.com/somersestestates-971.my/globalcallin.php?MTID=m007116742399605421a37c1d7c9ab7f3>