

**Minutes of Meeting of the Executive Board of  
Somerset Estates Homeowners Association (SEHOA)  
June 20, 2023  
Mountain View Fire Station and via Zoom**

- 1. Call to Order and Quorum** - The open meeting was called to order at 6:33 PM. Quorum met for Executive Board meeting with Scott Abrahamson (SA), Anthony Chirikos (AC), Paula Hemenway (PH), Tim Koller (TK), and Steve Lehan (SL) present.

Property Manager present – Al Orendorff (AO) and James Fazio (new Trio Property employee)

ACC members present – None

Homeowners present – Marc Arnold and Herb McPherson

- 2. Approve Prior Meeting Minutes** – MOTION to approve minutes from the Meeting of the Executive Board on May 16, 2023 made by TK, seconded by SL, no further discussion, approved unanimously.
- 3. Treasurer’s Report** – Report for May 2023 attached. AO to check on delinquent accounts. We are significantly over budget on the Pond 1 project (\$79,256 known costs; \$83,257 anticipated costs versus budget of \$60,000). SA to talk to SHOA before any more costs are incurred.

- 4. Property Manager’s Report**

**Landscaping:** RSL trimmed bushes. SaveATree completed second weed/fertilizer treatment. Irrigation system has started and we found a mainline leak at the corner of Hwy 52 and Somerset Dr on west side. This will be repaired, and all zones tested and adjusted. Flowers are installed.

**Water:** We are only taking free water from Boulder and Left Hand (BLH) ditch as Boulder and White Rock (BWR) is running low because farmers aren’t asking for water. Discussion of adding a type of dam to BWR ditch to build up enough water to feed headgate.

**Sod:** Discussion of adding sod or plants to dirt oval at Hwy 52. Agreement that sod is quicker fix. AO to get estimate for sod in that location as well as several others where we have bare spots.

**Ponds:** Pond 1 was filled from BLH and held well. Landscape repairs haven’t been completed. SHOA and SEHOA have not reached an agreement on scope and cost of repairs.

Pond 2 repairs are complete. We have some other leaks under the concrete edge to address next year.

Open space ponds are currently algae free without chemical treatment. Need to inspect pond 7.

**Monuments:** Still waiting for bid from Silverback for repairing back of monuments. Stone tuck point work is planned for mid to late July.

**Waterfall Vegetation Clearing:** Waterfall to be running soon. Board agreement to spend up to \$2000 for GTL to remove weeds and some larger bushes from waterfall and then see if more is needed. Herb McPherson asked if we could clean out some of the vegetation in the waterfall at the east end of pond 2, in addition to the main waterfall. AO to look at the area and see if there is some cleanup that can be done without incurring significant expense.

**Primrose Rocks:** TK and PH to lay out rock area on Somerset Dr right-of-way near Primrose Ln. PH also noted a similar area between Columbine Ct and Daylilly Ct where grass doesn’t grow. Agreement to add this to rock layout for final cost estimate from GTL.

- 5. Update and Potentially Vote on Extension of Niwot Loop Trail** – This possible license agreement with Boulder County was tabled last month. SA asked the County if the trail could be completed without a crosswalk and associated signage. Answer is no. Signage is expected to be double-sided signs on

either side of the crosswalk and signs leading up to crosswalk from each direction. SL pointed out that Article 4.1(m) of the SEHOA Bylaws only allows the Board to grant licenses for no more than one year through or over the common areas. This would need to be amended to grant this license. TK stated that he didn't see the benefit to SEHOA and sees potential downsides. AC is strongly in favor of the license and is of the opinion that the increased safety of a crosswalk is a good thing. SA is concerned that the license is really in perpetuity once installed as we have no control over the road or rights-of-ways. PH would like more homeowner input before proceeding. At this point, Board decided not to proceed in further discussions with the County on this matter.

6. **Pond 3/Waterfall renovation** –PH and AO will meet with Garrett Quackenbush (GTL) to add details on current underground piping in the area that the engineer should take into account in the feasibility study approved last month. TK received input from a homeowner on Primrose Ln that adding park-like features (benches, etc.) to area might bring added activity and vandalism in the area. Discussion of on-going vandalism issues on hill near Left Hand Water storage tank. Marc Arnold asked if the engineering study would look at pond 3 in light of the rest of the connected water system (answer – yes). We are at a preliminary stage in determining what to do with a failed pond 3. After the engineering is considered, we need a landscape architect to develop a visual of possible construction for homeowner input.
7. **Highway 52 Entrance Project** – Marc Arnold provided an update. He has investigated sourcing additional brass letters to add “ESTATES” to the large monuments, but it is difficult to match the older brass. Discussion of whether this addition is desirable. Agreement that a designer is needed to create a plan for cohesive lighting, landscaping, and sculptural features in the area. Marc will look for possible designers. Any new design, including rendering in both daylight and night lighting, will be communicated with the homeowners for comment. We have a lighting bid and could proceed with new lighting for the medium-sized monuments on Longview Dr. PH to ask contractor whether the in-ground lights could be covered by snow if not warm enough to melt snow.
8. **Architectural Control Committee (ACC) Update** – Larry Becker has supplied proposed revisions to the Architectural & Landscaping Standards. SA is finalizing the compilation of all of the Board's comments on these revisions and will send to Larry shortly. Discussion on maximum height of trees and that 20 ft is more practical than 15 ft as few trees with maximum height of 15 ft. Discussion that a walk-through is needed and that most issues can be addressed with either the current or revised Standards.
9. **Social and Welcome Committee** – No update.
10. **Other Business** – None.
11. **Member Open Forum** – None.
10. **Next meeting** – July 18, 2023, at 6:30 PM at Mountain View Fire Station and by Zoom.
11. **Adjourn** - The meeting adjourned at 8:58 PM.



Paula Hemenway, Secretary  
June 23, 2023

**Somerset Estates Homeowners Association - Treasurer's Report**  
**Operating and Reserve Fund(s)**  
**Balance Sheet and Summary Income Statement**  
**May 2023**

<b>BALANCE SHEET</b>			
As of end of May, 2023			
	Operating Fund	Reserve Fund	Total
<b>ASSETS</b>			
<b>Operating/Checking Account</b>			
FirstBank	\$20,429	\$0	\$20,429
<b>Investment/Reserve Account</b>			
Total Reserve Accounts	\$0	\$407,713	\$407,713
<b>TOTAL ASSETS</b>	<b>\$20,429</b>	<b>\$407,713</b>	<b>\$428,141</b>
<b>LIABILITIES &amp; FUND BALANCE</b>			
Fund Balance	\$20,429	\$407,713	\$428,141
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$20,429</b>	<b>\$407,713</b>	<b>\$428,141</b>

<b>Statement of Revenues, Expenses, and Changes in Reserve Balance</b>						
	Month of May, 2023			YTD May, 2023		
	Operating Fund	Reserve Fund	Total	Operating Fund	Reserve Fund	Total
<b>REVENUES</b>						
HOA Dues	\$3,650	\$0	\$3,650	\$126,050	\$0	\$126,050
HOA Violations & Fines / Late Fees	\$0	\$0	\$0	\$59	\$0	\$59
Special Assessment	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Fees	\$0	\$0	\$0	\$500	\$0	\$500
Miscellaneous Income (Pond 7 Surcharges)	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$0	\$118	\$118	\$0	\$2,638	\$2,638
<b>TOTAL REVENUES</b>	<b>\$3,650</b>	<b>\$118</b>	<b>\$3,768</b>	<b>\$126,609</b>	<b>\$2,638</b>	<b>\$129,247</b>
<b>EXPENSES</b>						
Administrative	\$2,661	\$0	\$2,661	\$21,341	\$0	\$21,341
Landscape Repair & Maintenance & Enhancement	\$4,566	\$0	\$4,566	\$20,006	\$0	\$20,006
Lights & Fence & Path & Pond Maintenance & Repair	\$432	\$0	\$432	\$2,026	\$0	\$2,026
Water & Utilities	\$334	\$0	\$334	\$2,177	\$0	\$2,177
Water System Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation System (Major Repairs)	\$0	\$0	\$0	\$0	\$0	\$0
Pond Major Repairs (Liners, etc)	\$0	\$8,196	\$8,196	\$0	\$74,882	\$74,882
Water System Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0
Hardscape	\$0	\$0	\$0	\$0	\$0	\$0
Softscape	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENSES</b>	<b>\$7,993</b>	<b>\$8,196</b>	<b>\$16,189</b>	<b>\$45,550</b>	<b>\$74,882</b>	<b>\$120,432</b>
<b>EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES</b>	<b>(\$4,343)</b>	<b>(\$8,078)</b>	<b>(\$12,422)</b>	<b>\$81,059</b>	<b>(\$72,244)</b>	<b>\$8,815</b>
<CHECK>	-	-	-	-	-	-
<b>TRANSFER BETWEEN OPERATING FUND and RESERVE FUND</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$5,000)</b>	<b>\$5,000</b>	<b>\$0</b>

**Somerset Estates Homeowners Association - Treasurer's Report**

**Total Funds**

**Income Statement**

**May 2023**

	Month	Year-to-Date			Budget
	Actual	Actual	Budget	Better/ (Worse)	2023 (APPROVED)
<b>REVENUE and EXPENSE SUMMARY</b>					
<b>REVENUE</b>					
HOA Dues	\$3,650	\$126,050	\$129,050	(\$3,000)	\$262,550
HOA Violations, Fines and Late Fees	\$0	\$59	\$0	\$59	\$0
Transfer Fees	\$0	\$500	\$0	\$500	\$0
Interest Income	\$118	\$2,638	\$5,000	(\$2,362)	\$12,000
<b>TOTAL REVENUES</b>	<b>\$3,768</b>	<b>\$129,247</b>	<b>\$134,050</b>	<b>(\$4,803)</b>	<b>\$274,550</b>
<b>EXPENSES</b>					
Administrative	\$2,661	\$21,341	\$24,195	\$2,854	\$38,130
Capital Expenses	\$8,196	\$74,882	\$57,000	(\$17,882)	\$186,500
Landscape Repair & Maintenance & Enhancement	\$4,566	\$20,006	\$25,125	\$5,119	\$88,650
Lights & Fence & Path & Pond Maintenance	\$432	\$2,026	\$9,800	\$7,774	\$25,700
Water & Utilities	\$334	\$2,177	\$3,000	\$823	\$19,850
<b>TOTAL EXPENSES</b>	<b>\$16,189</b>	<b>\$120,432</b>	<b>\$119,120</b>	<b>(\$1,312)</b>	<b>\$358,830</b>
<b>EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES</b>	<b>(\$12,422)</b>	<b>\$8,815</b>	<b>\$14,930</b>	<b>(\$6,115)</b>	<b>(\$84,280)</b>
<b>Outstanding Dues and Fines</b>					
	<u>0 - 30 Days</u>	<u>30 - 60 Days</u>	<u>60 - 90 Days</u>	<u>Over 90 Days</u>	<u>Total</u>
Dollars	\$400	\$2,750	\$2	\$227	\$3,380
# of Homes	1	9	1	1	9