

**Minutes of Meeting of the Executive Board of  
Somerset Estates Homeowners Association (SEHOA)  
June 18, 2024  
Mountain View Fire Station and via Zoom**

- 1. Call to Order and Quorum** - The meeting was called to order at 6:33 PM. Quorum met for Executive Board meeting with Jon Gillespie-Brown (JGB), Paula Hemenway (PH), Steve Lehan (SL) and Tim Koller (TK) present. Anthony Chirikos (AC) was absent. Herb McPherson asked if the meeting could be recorded for those that couldn't attend. TK said that the important information will be in the minutes and not to record the meeting per standard practice.

Property Manager present – Al Orendorff (AO)

ACC members present – Larry Becker, Randy Haisfield

Homeowners present – Jim and Angela DiFronzo, Todd Dutkin, Candice Hoenes, David Fjeldstad, Marcos Lawson, Herb McPherson, Delaine Orendorff, Mike and Marie Spears

- 2. Approve Prior Meeting Minutes** – MOTION to approve minutes from the Meeting of the Executive Board on May 21, 2024 made by SL, seconded by JGB, no further discussion, approved unanimously.
- 3. Treasurer's Report** – Report for May 2024 is attached.
- 4. Outlot D Master Plan** – JGB, who is chairing this project, read the following statement:

“Today, we will ask the board to approve a contract with Asher Architects + Engineers to provide two concept designs for Outlot D, including pond 3. With regard to the current area of pond 3, one design will have a pond (size to be determined) fed by a stream from pond 2, the other a stream that may include pools. In both cases, the design will include a local pump or pumps to provide water to the waterfall and back to the west end of pond 2 to provide water movement in the stream. Asher will also provide an opinion on the use of the ponds for storm drainage. Storm drainage requirements will be factored into the designs and will be included in the final plan for the area.

We will share the report/designs from Asher at the board meeting following our receipt of them. We will also post them on our website after that board meeting. The board will welcome input from the homeowners after the designs are presented. The board will factor homeowner input into its final decision. If the board decides that the refurbishment of the area should be funded by a special assessment, homeowners will vote on the special assessment. We're not going to rush this, there may be several iterations of the design based on what the board thinks is in the best interest of the community and the input of all homeowners. At this time, we are not considering any changes to the other ponds in our system.”

The homeowners in attendance had several comments and questions. These included asking whether Asher could meet with the homeowners before starting design work, whether the Board had considered other engineering firms, whether there is documentation of what has been done in the past year, whether the engineering report from last year is available, whether the Board is reconsidering its decision at the April 2024 meeting to proceed with a stream option (Option 2 in the Annual Meeting presentation), how the decision was made to not consider rebuilding pond 3 as originally designed, that What's Up #96 (which says “We are including both options based on homeowner feedback at the May 21 meeting”) is unclear that a pond option is back on the table, and that the motivation to not rebuilding pond 3 is that it costs too much. Herb McPherson gave the Board a position statement.

JGB responded that the Board takes all these comments seriously and that the landscape architect and engineer (Asher) have been given the homeowners' concerns and will be providing more than one concept design not constrained by what the Board called Options 1 and 2. Based on feedback recently provided by homeowners, the Board is now asking for concept designs that include a pond and not only

a stream. This is a change from the Board's previous decision made at the April Board meeting to proceed with a stream, such decision being based on feedback provided at the Annual Meeting in March 2024 when homeowners expressed support for either a pond or a stream in pond 3's location. JGB asked for patience and said all information will be provided to the homeowners once we've received a more complete picture of the options. The Board does not expect this information to be available to homeowners until sometime after the July Board meeting. We expect that Asher's landscape architect and engineer will participate in a discussion about their work with the Board and homeowners.

MOTION to approve an Engineering Service Agreement with Asher Architects and Engineers for civil engineering services for the waterfall and pond 3 area of Outlot D for up to \$5,500 made by TK, seconded by SL, not further discussion, approved unanimously.

**5. Highway 52 Entrance Project Status** – PH presented the preliminary sketch from Josh McCarn, Landscape Architect, with three median light options. Of these light options, the feedback was a preference for a three-light architectural light called Palo Alto by Vibia. We need to confirm that it provides enough light, which may depend on the final lighting of the monuments. On the landscaping itself, comment that plantings in the rights-of-way at the corners may be difficult to keep from getting damaged by traffic. PH to relay feedback to Josh and the ad-hoc committee. We will be ready to repair the stucco as soon as the ad-hoc committee selects the color, which is expected to be a dark brown. Somerset letters will be polished, and the sconces painted. Stucco on the Longview Dr monuments will also be repaired and painted.

**6. Pond 1 Additional Expenditures** – AO reported that SHOA is requesting that SEHOA reimburse it for half of some costs relating to a tap at Pond 1 used to clean pump filters and other minor expenses. Total cost is around \$5,000, so cost to SEHOA is around \$2,500. Agreed.

**7. Property Manager's Report** –

**Landscaping:** The second lawn fertilization and weed treatment is complete and the flowers are planted. 3D Tree removed two trees and a large branch in the Hwy 52 median, pruned the Canadian Cherries along the sidewalk on Somerset Dr, and raised the evergreens that were overhanging the road at the corner of Longview and Bellflower. A few irrigation leaks will be repaired shortly.

**Ponds and waterfalls:** GTL has repaired the 10" waterfall line that is north of pond 2. It had a drain valve that we were unaware of, and which might have been leaking for some time. GTL got the pond 8-11 recirculation pump working by bypassing a thermal overload sensor that is not necessary. Some work remains on clearing vegetation out of the main waterfall. Solitude Lake Management did the first treatment for reeds in the waterways and will do the second in July.

**Other:** We are still waiting for a bid to crack seal the asphalt paths as Eagle gave us a full reseal bid in error. We moved some free landscape rocks at another HOA for \$300 to near the dumpster for use in the Outlot D project.

**8. Architectural Control Committee (ACC) Update** – Larry Becker reported that the ACC is part way through spring walk-throughs and has some compliance notices that it wants the Board to send to homeowners. He expects a few more and then the Board can act on all of them. TK is working with Larry on the ACC processes and how to make them more user friendly. Suggestion that it might be helpful to do another homeowner communication about view corridors and the process the ACC will use to help homeowners come to agreements to remediate view blockage. Candice Hoenes commented that there needs to be a balance between views and the attractiveness of tall trees. Angela DiFronzo agreed that she appreciates trees unless in a view corridor. TK stated that we are looking for one more ACC member. Marcos Lawson said he would like to be considered.

**9. Other Business** – None.

**10. Member Open Forum** – David Fjelstad asked why the mounds of dirt near Pond 2 have not been removed. Answer is that some of it might be used to fill in the area along the pond prior to relandscaping. AO to check on cost to store elsewhere in the meantime. Herb McPherson asked whether the Hwy 52 entrance project should be put on hold so that we are not doing two projects (Outlot D) at once. Answer is that we have the budget in 2024 for both projects and can likely finish the entrance project before Outlot D. He also asked whether draft minutes might be published prior to approval at the next Board meeting. Agreed. Angela DiFronzo made three suggestions: 1. That we get an engineering estimate to repair pond 3 with no architectural landscaping change (clarified that the objective is the same footprint as the original pond, not necessarily the same construction method or whether a patch repair or full rebuild); 2. That we address dry grass on the north side of Outlot D along Primrose Ln (AO answered that there is a valve problem that is being addressed); and 3. That we hold off on remodeling the entrance at Hwy 52 and just do the minimum maintenance required. Delaine Orendorff disagreed with this last suggestion. Todd Dutkin stated that he is the closest homeowner to ponds 2 and 3 so wants careful consideration of plans and that we make decisions that are smart and reasonable.

**11. Next meeting** – July 16, 2024, at 6:30 PM, at the Mountain View Fire Station.

**12. Adjourn** - The meeting adjourned at 8:15 PM.



Paula Hemenway, Secretary  
June 20, 2024

**Somerset Estates Homeowners Association - Treasurer's Report**  
**Operating and Reserve Fund(s)**  
**Balance Sheet and Summary Income Statement**  
**May 2024**

BALANCE SHEET						
As of May 31, 2024						
	Operating Fund	Reserve Fund	Total			
<b>ASSETS</b>						
<b>Operating/Checking Account</b>						
FirstBank	\$24,274	\$0	\$24,274	(\$8,252)		
<b>Investment/Reserve Account</b>						
Liquid Assets Account	\$0	\$86,971	\$86,971	n.a.	Varies (0-2.5%)	Monthly
6-Month CD	\$0	\$291,902	\$291,902	6/28/24	4.88%	Half Year
<b>Total Reserve Accounts</b>	<b>\$0</b>	<b>\$378,873</b>	<b>\$378,873</b>			
<b>TOTAL ASSETS</b>	<b>\$24,274</b>	<b>\$378,873</b>	<b>\$403,147</b>			
<b>LIABILITIES &amp; FUND BALANCE</b>						
Fund Balance	\$24,274	\$378,873	\$403,147			
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$24,274</b>	<b>\$378,873</b>	<b>\$403,147</b>			

Statement of Revenues, Expenses, and Changes in Reserve Balance						
	Month of May, 2024			YTD May, 2024		
	Operating Fund	Reserve Fund	Total	Operating Fund	Reserve Fund	Total
<b>REVENUES</b>						
HOA Dues	\$6,468	\$0	\$6,468	\$141,850	\$0	\$141,850
HOA Violations & Fines / Late Fees	\$7	\$0	\$7	\$10,224	\$0	\$10,224
Transfer Fees	\$600	\$0	\$600	\$600	\$0	\$600
Miscellaneous Income (Pond 7 Surcharges)	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$0	\$77	\$77	\$0	\$750	\$750
<b>TOTAL REVENUES</b>	<b>\$7,074</b>	<b>\$77</b>	<b>\$7,151</b>	<b>\$152,674</b>	<b>\$750</b>	<b>\$153,424</b>
<b>EXPENSES</b>						
Administrative	\$1,587	\$0	\$1,587	\$21,675	\$0	\$21,675
Landscape Maintenance	\$7,623	\$0	\$7,623	\$33,046	\$0	\$33,046
Water Infrastructure Maintenance	\$1,163	\$0	\$1,163	\$3,502	\$0	\$3,502
Other Infrastructure Maintenance	\$1,926	\$0	\$1,926	\$5,859	\$0	\$5,859
Utilities - Electric	\$13	\$0	\$13	\$485	\$0	\$485
Utilities - Water	\$0	\$0	\$0	\$483	\$0	\$483
Landscape Capital Projects	\$0	(\$1,500)	(\$1,500)	\$0	(\$1,500)	(\$1,500)
Water Infrastructure Capital Projects	\$0	\$6,167	\$6,167	\$0	\$60,527	\$60,527
Other Infrastructure Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENSES</b>	<b>\$12,312</b>	<b>\$4,667</b>	<b>\$16,979</b>	<b>\$65,050</b>	<b>\$59,027</b>	<b>\$124,077</b>
<b>EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES</b>	<b>(\$5,238)</b>	<b>(\$4,590)</b>	<b>(\$9,828)</b>	<b>\$87,624</b>	<b>(\$58,277)</b>	<b>\$29,347</b>
<CHECK>	-	-	-	-	-	-
<b>TRANSFER BETWEEN OPERATING FUND and RESERVE FUND</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

**Total Funds**

**Income Statement**

**May 2024**

	Month	Year-to-Date			Approved Budget 2024
		Actual	Budget	Better/ (Worse)	
<b>REVENUE and EXPENSE SUMMARY</b>					
<b>REVENUE</b>					
HOA Dues	\$6,468	\$141,850	\$145,275	(\$3,425)	\$292,975
HOA Violations, Fines and Late Fees	\$7	\$10,224	\$10,000	\$224	\$10,000
Transfer Fees	\$600	\$600	\$0	\$600	\$0
Interest Income	\$77	\$750	\$2,500	(\$1,750)	\$10,000
<b>TOTAL REVENUES</b>	<b>\$7,151</b>	<b>\$153,424</b>	<b>\$157,775</b>	<b>(\$4,351)</b>	<b>\$312,975</b>
<b>EXPENSES</b>					
Administrative	\$1,587	\$21,675	\$24,629	\$2,954	\$37,450
Capital Expenses	\$4,667	\$59,027	\$54,500	(\$4,527)	\$262,000
Landscape Maintenance	\$7,623	\$33,046	\$34,115	\$1,069	\$75,160
Water Infrastructure Maintenance	\$1,163	\$3,502	\$3,190	(\$312)	\$46,000
Other Infrastructure Maintenance	\$1,926	\$5,859	\$9,950	\$4,091	\$12,200
Utilities - Electric	\$13	\$485	\$2,000	\$1,515	\$18,000
Utilities - Water	\$0	\$483	\$276	(\$207)	\$3,000
<b>TOTAL EXPENSES</b>	<b>\$16,979</b>	<b>\$124,077</b>	<b>\$128,660</b>	<b>\$4,583</b>	<b>\$453,810</b>
<b>EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES</b>	<b>(\$9,828)</b>	<b>\$29,347</b>	<b>\$29,115</b>	<b>\$232</b>	<b>(\$140,835)</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	\$12	\$3,350	\$0	\$1,126	\$4,488
# of Homes	3	5	0	1	5