

**Minutes of Meeting of the Executive Board of  
Somerset Estates Homeowners Association (SEHOA)  
May 21, 2024  
Mountain View Fire Station and via Zoom**

1. **Call to Order and Quorum** - The meeting was called to order at 6:32 PM. Quorum met for Executive Board meeting with Anthony Chirikos (AC), Jon Gillespie-Brown (JGB), Paula Hemenway (PH), Steve Lehan (SL) and Tim Koller (TK) present.

Property Manager present – Al Orendorff (AO)

ACC members present – None

Homeowners present – Steven DeWitt, Angela DiFronzo, Candice Hoenes, David Fjeldstad, James Macintosh, Megan Macintosh, Herb McPherson

2. **Approve Prior Meeting Minutes** – MOTION to approve minutes from the Meeting of the Executive Board on April 16, 2024 made by JGB, seconded by AC, no further discussion, approved unanimously.

3. **Treasurer's Report** – Report for April 2024 is attached.

4. **Outlot D Master Plan** – The ad-hoc committee of JGB, PH, AO, Danny Lindau, and Mark Stager met with Josh McCarn, landscape architect, on-site on May 17 to tour the area and start the design process. The Board has received emails from homeowners on Primrose Ln expressing opposition to the direction taken at the April 16, 2024 meeting. JGB invited each of the homeowners at this meeting to give their input. He also invited one person to join the ad-hoc committee. Both James Macintosh and Herb McPherson volunteered. JGB will make a recommendation to the board on the committee member. Following is a summary of the input given.

Herb McPherson wants pond 3 to stay the same size and be repaired like pond 2 (patch repair).

Angela DiFronzo is a new homeowner who believed when she bought her house that the common areas would remain as is. She stated that it's important to maintain the existing infrastructure and questioned the urgency of making a change to pond 3. Thinks we need a wholistic view of the common areas and might be able to help with a bigger vision.

David Fjeldstad said it was really nice when he bought his house to be across from pond 3 and the waterfall. If the pond is removed, he encouraged the Board to allow for sufficient maintenance in the annual budget so that it doesn't become overgrown and trashy. Asked whether there is a way to keep water in the stream.

James Macintosh wants a year-round water feature as a key element in the overall nature of the neighborhood and stated that such a feature adds to the economic value of his home. He is concerned that anything other than a pond will expand the existing nuisance from undesirable activity that occurs at the water tower and in the pool area and affects homeowners on Primrose Ln. He views the option of a stream conveyance instead of a pond as unacceptable.

Steven DeWitt stated that the mission of the Board is to keep everything as it is and originally designed. As such, pond 3 should be rebuilt as is.

Additional discussion on whether planned changes will attract people from outside the neighborhood who might view this as a public park, whether having spaces for the community to gather is a benefit or detriment, and the risks associated with ponds. The overall message was that all of the homeowners on Primrose Ln (excluding TK who did not participate in the discussion), as well as Herb McPherson who lives across Somerset Dr from pond 3, viewed pond 3 as a valuable amenity when they purchased their home, want it rebuilt as is, believe that not rebuilding it will hurt their property values, and think that their opinions should be considered by the Board disproportionately to other homeowners because

they will be most affected by any changes. They don't think they were adequately included in the decision so far or that the discussion on the topic that took place at the Annual Meeting accurately reflects their views. JCB said that the Board will summarize the facts that led to its decision. JGB confirmed that there is a great deal more to consider on pond 3, a decorative-only pond, than aesthetics including the near and long-term costs of various options, potential risks, along with consideration for the rest of the community and their enjoyment of the space and amazing views.

5. **Highway 52 Entrance Project Status** – The agreement with Matt Fisher was terminated without incident and he returned the \$1,500 retainer. An agreement with Josh McCarn to provide the design services for this project for \$3,875 was approved by the Board by unanimous written consent on May 7, 2024. Josh met with the ad-hoc committee of PH, AO, Marc Arnold, and Candice Hoenes on May 17. The plan will include keeping all existing healthy trees. We are ready to go on repairing the stucco behind the brass letters on the monuments as soon as we select a color. MOTION to approve a bid of \$5,630 from Sore Thumb Builders for this work made by AC, seconded by SL, no further discussion, approved unanimously.

6. **Water Status and Leasing** – The ditches are running, and all ponds have been filled. AO has secured 30 units of leased C-BT water at \$65/unit. We need to pay for this upfront. PH to check if this is likely to be sufficient for SEHOA and check with SHOA if additional units should be requested for its needs.

## 7. **Property Manager's Report**

The flowers near the waterfall will be planted around May 29-30 and the waterfall will start around the same time. GTL will first clean out the waterfall of reeds, excess vegetation, etc. Pond 2 repairs are complete, and it is full. The circulation pump for ponds 8-11 is not operating, so we need to troubleshoot to determine the issue. Chemical treatment of the water ways to reduce reed growth will begin in early June. AO is getting an estimate from Eagle Striping to seal the cracks on the asphalt paths. Eagle Striping will move a nice collection of unwanted landscape rocks from another HOA to SEHOA for \$300. GTL will begin painting the sign frames on the street monuments after the waterfall and flower work is completed. We have a bid from 3D Tree to remove some dying crabapples at Hwy 52, lift the choke cherries along the Somerset Dr sidewalk, and lift the large branches at the end of Longview near Bellflower. Agreement to move ahead with this work. SHOA has the final bill for the pond 1 landscape refurbishment and will submit to SEHOA for its portion. SHOA also has shared expense repairs such as fixing the Left Hand Water District supply line to the pump house, mucking out the headgate and pond 1 wet well, and power washing the pumps. All of this is expected to be within our operating budget.

8. **Architectural Control Committee (ACC) Update** – No report.

9. **Review Goals Set in April 2023 and Update for 2024** – This will be drafted outside of a board meeting.

10. **Future Meeting Location** – The community room at the fire station is being converted to ambulance space. MVFD has leased administrative office space in Niwot that will include a community room, but it won't be available until around March 2025. Deb Fowler, who just bought a home on Daylilly Ct., has volunteered her office space on 2<sup>nd</sup> Ave for board meetings starting in June. PH to meet with Deb on the details.

11. **Other Business** – AC reported seeing someone trip over a lifted sections in the sidewalk on Longview Dr. He filed a request for repair with Boulder County. Candice Hoenes asked when the homeowner on Cattail that has connected from their backyard to Longview will be finished with their project and repair the damaged sidewalk. TK to check with Larry Becker on status.

**12. Member Open Forum** – None.

**13. Next meeting** – June 18, 2024, at 6:30 PM, location to be announced.

**14. Adjourn** - The meeting adjourned at 8:07 PM.

**Executive Session** – An executive session to discuss a billing dispute involving the property manager and two vendors was started at 6:00 PM, adjourned at 6:30 PM, reconvened at 8:08 PM, and adjourned at 8:30 PM.

A handwritten signature in cursive script that reads "Paula Hemenway".

Paula Hemenway, Secretary  
May 23, 2024

Somerset Estates Homeowners Association - Treasurer's Report						
Operating and Reserve Fund(s)						
Balance Sheet and Summary Income Statement						
April 2024						
BALANCE SHEET						
As of April 31, 2024						
	Operating Fund	Reserve Fund	Total			
<b>ASSETS</b>						
<b>Operating/Checking Account</b>						
FirstBank	\$32,525	\$0	\$32,525			
<b>Investment/Reserve Account</b>						
Liquid Assets Account	\$0	\$86,898	\$86,898	Expiry	Interest Rate	Reporting Freq
6-Month CD	\$0	\$291,902	\$291,902	n.a.	Varies (0-2.5%)	Monthly
Total Reserve Accounts	\$0	\$378,800	\$378,800	6/28/24	4.88%	Half Year
<b>TOTAL ASSETS</b>	<b>\$32,525</b>	<b>\$378,800</b>	<b>\$411,325</b>			
<b>LIABILITIES &amp; FUND BALANCE</b>						
Fund Balance	\$32,525	\$378,800	\$411,325			
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$32,525</b>	<b>\$378,800</b>	<b>\$411,325</b>			
<b>Statement of Revenues, Expenses, and Changes in Reserve Balance</b>						
	Month of April, 2024			YTD April, 2024		
	Operating Fund	Reserve Fund	Total	Operating Fund	Reserve Fund	Total
<b>REVENUES</b>						
HOA Dues	\$64,783	\$0	\$64,783	\$135,383	\$0	\$135,383
HOA Violations & Fines / Late Fees	\$0	\$0	\$0	\$10,217	\$0	\$10,217
Transfer Fees	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income (Pond 7 Surcharges)	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$0	\$483	\$483	\$0	\$674	\$674
<b>TOTAL REVENUES</b>	<b>\$64,783</b>	<b>\$483</b>	<b>\$65,266</b>	<b>\$145,600</b>	<b>\$674</b>	<b>\$146,273</b>
<b>EXPENSES</b>						
Administrative	\$2,607	\$0	\$2,607	\$20,089	\$0	\$20,089
Landscape Maintenance	\$161	\$0	\$161	\$25,422	\$0	\$25,422
Water Infrastructure Maintenance	\$78	\$0	\$78	\$2,340	\$0	\$2,340
Other Infrastructure Maintenance	\$156	\$0	\$156	\$3,933	\$0	\$3,933
Utilities - Electric	\$13	\$0	\$13	\$471	\$0	\$471
Utilities - Water	\$207	\$0	\$207	\$483	\$0	\$483
Landscape Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0
Water Infrastructure Capital Projects	\$0	\$38,360	\$38,360	\$0	\$54,360	\$54,360
Other Infrastructure Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENSES</b>	<b>\$3,223</b>	<b>\$38,360</b>	<b>\$41,583</b>	<b>\$52,738</b>	<b>\$54,360</b>	<b>\$107,098</b>
<b>EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES</b>	<b>\$61,560</b>	<b>(\$37,877)</b>	<b>\$23,683</b>	<b>\$92,862</b>	<b>(\$53,686)</b>	<b>\$39,176</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					
April 2024					
	Month	Year-to-Date			Approved Budget
	Actual	Actual	Budget	Better/ (Worse)	2024
<b>REVENUE and EXPENSE SUMMARY</b>					
<b>REVENUE</b>					
HOA Dues	\$64,783	\$135,383	\$138,925	(\$3,543)	\$292,975
HOA Violations, Fines and Late Fees	\$0	\$10,217	\$10,000	\$217	\$10,000
Transfer Fees	\$0	\$0	\$0	\$0	\$0
Interest Income	\$483	\$674	\$2,500	(\$1,826)	\$10,000
<b>TOTAL REVENUES</b>	<b>\$65,266</b>	<b>\$146,273</b>	<b>\$151,425</b>	<b>(\$5,152)</b>	<b>\$312,975</b>
<b>EXPENSES</b>					
Administrative	\$2,607	\$20,089	\$22,940	\$2,851	\$37,450
Capital Expenses	\$38,360	\$54,360	\$47,200	(\$7,160)	\$262,000
Landscape Maintenance	\$161	\$25,422	\$22,720	(\$2,702)	\$75,160
Water Infrastructure Maintenance	\$78	\$2,340	\$545	(\$1,795)	\$46,000
Other Infrastructure Maintenance	\$156	\$3,933	\$1,590	(\$2,343)	\$12,200
Utilities - Electric	\$13	\$471	\$1,600	\$1,129	\$18,000
Utilities - Water	\$207	\$483	\$276	(\$207)	\$3,000
<b>TOTAL EXPENSES</b>	<b>\$41,583</b>	<b>\$107,098</b>	<b>\$96,871</b>	<b>(\$10,227)</b>	<b>\$453,810</b>
<b>EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES</b>	<b>\$23,683</b>	<b>\$39,176</b>	<b>\$54,554</b>	<b>(\$15,378)</b>	<b>(\$140,835)</b>
<b>Outstanding Dues and Fines</b>	<b>0 - 30 Days</b>	<b>30 - 60 Days</b>	<b>60 - 90 Days</b>	<b>Over 90 Days</b>	<b>Total</b>
Dollars	\$9,668	\$0	\$0	\$1,276	\$10,943
# of Homes	17	0	0	1	17