

**Minutes of Annual Meeting of Homeowners
Somerset Estates Homeowners Association (SEHOA)
March 16, 2021
By Zoom Conference**

1. Call to Order and Quorum

The meeting was called to order at 7:03 PM. Due to the coronavirus pandemic, the meeting was held by video conference (Zoom). The Zoom link was posted on the website more than a day before the meeting. Fourteen lots were represented in person on Zoom, including all five current Board members (Scott Abrahamson, Marc Arnold, Paula Hemenway, Mark Jensen, and Herb McPherson), and 17 lots were represented by proxy (14 naming Marc Arnold, two naming Scott Abrahamson, and one naming Allan Orendorff). The 31 lots present in person or by proxy out of 89 in Somerset Estates represents 35%, establishing a quorum of at least 20%.

2. Proof of Notice and Approval of March 10, 2020 Meeting Minutes

The Annual Notice was mailed to all Members on February 16, 2021 and signs announcing the meeting were posted in the neighborhood. The minutes of the Annual Meeting held on March 10, 2020 were included in the mailing to Members. MOTION made by Barbara Stager to approve these minutes, seconded by Scott Abrahamson, no discussion, approved unanimously by voice vote.

3. Update by Current Board

2020 Year in Review

Marc Arnold, SEHOA President, gave a presentation outlining the major accomplishments over the past year and plans for 2021. The full presentation is posted on somersetstates-hoa.com under Library >> 2021 File Downloads. The following accomplishments were highlighted:

- Negotiated a final settlement agreement with SHOA on water rights and other remaining matters. Execution is pending approval by SHOA Members. The expectation is that the two HOAs will remain separate, and this agreement resolves all remaining water and property issues and establishes a cost sharing agreement and easements for jointly used water infrastructure.
- Completed a Long Range Plan for all current common assets.
- Passed a \$5000 special assessment to fund the Long Range Plan.
- Improved Common Areas:
 - Complete rebuild of Pond 8
 - Major repair of Pond 7
 - Fence staining along Somerset Dr and Longview Dr
 - Extensive repair of irrigation system.
- Architectural Control Committee work:
 - Approved 37 project requests
 - Continued mediation process for view corridors
 - Revised Architectural and Landscaping Standards (Revision 2.0 is now in effect)
 - Conducted twice per year Maintenance Compliance Notification Program

2021 Priorities

- Strategic shift from formation (SEHOA was newly formed in 2018) to refine and upgrade regular ongoing operations.
- Implement Long Range Plan (see capital expense budget for 2021 expected projects).
- Focus on water for the long-term.

4. Ratification of 2021 Budget

The proposed 2021 budget as approved by the Board on February 9, 2021 was mailed to all Members along with the meeting notice.

2021 Proposed Budget Summary

2021 Dues

Unchanged (\$675 per quarter)

Operating Budget

Revenue from Dues		\$241,300
Less Operating Expenses		<u>(\$163,100)</u>
Excess of Revenues over Expenses		\$78,200

Reserves Budget

Starting Cash	\$120,133*	
Plus Special Assessment	<u>\$445,000</u>	\$565,133
Less Capital Expenditures		<u>(\$213,000)</u>
Excess of Reserves over Expenditures		\$352,133

Contribution of Excess Operating Funds		\$78,200
Plus Interest Income		<u>\$800</u>

Projected Cash Balance at Year-end \$431,133

*Excludes \$22,500 in prepaid special assessments; this will be counted as revenue in 2021.

The proposed budget sets the annual assessment at the current \$2,700 (\$675/quarter) -- no increase over 2020. As the 2021 annual assessment is not greater than 110% of the 2020 annual assessment, the budget is ratified unless a majority of all Members (meaning 45 Members) vote to reject the budget. MOTION to ratify the 2021 budget made by Melissa Koller, seconded by Larry Becker, discussion below, approved unanimously by voice vote.

Comments about projects planned for 2021 was part of the budget discussion. Comment from Barbara Stager regarding slippery sidewalk on Somerset Drive between Longview Dr and Strawberry Ln. Could this possibly be moved to the other side of the street to get more sun? This sidewalk is owned by Boulder County.

Question from Kamla Chopra about the path that runs east-west starting at Longview behind Firethorn – who is clearing the snow? Answer from Al Orendorff was that SHOA homeowners have been clearing the snow. Kiran Chopra – do we need a mutual agreement with SHOA about access to paths? These paths are used by the public with no mechanism to restrict access so probably don't need an agreement with SHOA.

5. Statements from Candidates for the Board and Candidate Q&A

SEHOA's five Executive Board members serve staggered terms, so each year there are either two or three vacancies. The terms of Marc Arnold, Paula Hemenway, and Mark Jensen came to an end as of this meeting, Scott Abrahamson's and Herb McPherson's terms extend another year, ending in March 2022. Paula Hemenway, Pea Lawson, and Steve Lehan previously agreed to be candidates for election. Each presented a brief summary of their background and reasons they are interested in serving on the Board. No questions were asked by Members. As explained in the meeting notice, any additional candidates needed to state their interest no later than March 8, as it is impractical to

take nominations from the floor during a Zoom meeting. No additional candidates came forward by that date.

6. Executive Board Election

Because the Board election was non-contested, a secret ballot was not required. MOTION to elect slate of Paula Hemenway, Pea Lawson, and Steve Lehan for two-year terms ending March 2023 made by Melissa Koller, seconded by Barbara Stager, no further discussion, approved unanimously by voice vote.

7. Member Open Forum

No further discussion.

The meeting was adjourned at 8:08 PM.

Paula Hemenway
SEHOA Secretary
March 29, 2021