

**Minutes of Meeting of the Executive Board of
Somerset Estates Homeowners Association (SEHOA)
October 22, 2019
Mtn. View Fire Station, Niwot CO**

- 1. Call to Order and Quorum** - The meeting was called to order at 6:35 PM. Quorum met for Executive Board meeting with Marc Arnold (MA), Bill Harris (BH), Paula Hemenway (PH), and Herb McPherson (HM) present. Mark Jensen (MJ) was absent.

ACC member in attendance – Scott Abrahamson

- 2. Approval of Prior Meeting Minutes** – Motion to approve minutes, as edited, from the Executive Board meeting on October 8, 2019 made by BH, seconded by HM, approved unanimously.
- 3. Homeowner Violation Hearing** – A planned hearing regarding a violation of the Architectural and Landscaping Standards was cancelled as the matter was corrected prior to the hearing.
- 4. ACC Update** – Second notices are being sent to homeowners that haven't completed items in the courtesy notice. The ACC is compiling a list of suggested revisions to the Architectural and Landscaping Standards based on experience using the Standards for several months.
- 5. 2020 Budget Discussion** – Discussion of revised draft 2020 budget based on projected year-end spending and priorities for 2020. Funding needed for water legal and engineering is unknown, so agreed to leave \$65k in budget for asset-related fees. Agreement to set dues at \$675/quarter in proposed draft budget. Draft budget will be communicated via What's Up newsletter, with opportunity for homeowner input prior to and at the November 12 board meeting. Budget packets will be mailed to homeowners on November 13 with ratification set for December 5 at 7 pm at Niwot High School.
- 6. Fence Staining Color Selection** – Three sections of fence were stained with the top color choices, along with a new board to see how it takes the stain compared to old boards. Based on this, the top choices are one that is charcoal (color #4) and one that is brown (color #6). Further input will be requested after the stain has set for a while. ACC members are concerned that pigmented stain will add to maintenance requirements. PH to ask the stain company for photos of fences stained several years ago, as well as a firm estimate based on physical measurement. We discussed the desirability of replacing the wire fencing along the Legend Ridge side of Somerset Drive with split rail fencing to match the rest. Can be considered for 2020 if funds permit.
- 7. Other Business** – BH attended a Road Paving Coalition meeting that included discussion of a public option for fixing roads. He also reported that the Welcome Committee has prepared 12 more baskets for new homeowners. The board received an email about barking dogs, and the topic will be addressed in the next What's Up. MA has updated the Buyer Information Letter on the website.
- 8. Member Open Forum** – No discussion.
- 9. Next meeting** – Tuesday, November 12, 6:30 pm at Mtn. View Fire Station, Niwot.
- 10. Adjourn** - The meeting adjourned at 9:50 PM.



Paula Hemenway, Secretary
October 28, 2019