

**Minutes of Meeting of the Executive Board of
Somerset Estates Homeowners Association (SEHOA)**
February 25, 2020
Mtn. View Fire Station, Niwot CO

- 1. Call to Order and Quorum** - The meeting was called to order at 6:37 PM. Quorum met for Executive Board meeting with Marc Arnold (MA), Paula Hemenway (PH), Bill Harris (BH), Mark Jensen (MJ), and Herb McPherson (HM) present.
Homeowners present - None
- 2. Approval of Prior Meeting Minutes** – Motion to approve minutes from the Executive Board meeting on February 11, 2020, as edited, made by BH, seconded by MJ, approved unanimously.
- 3. Lot Easement Policy Approval** – Discussion of final draft of a policy to clarify the maintenance responsibility for landscaping and other improvements throughout the subdivision. Final draft was posted on the website and referred to in What's Up #38 dated February 7, 2020. One homeowner comment was received and document was revised accordingly. Motion to approve final version made by PH, seconded by MJ, no discussion, approved unanimously.
- 4. SHOA Status Discussion** – Discussion of status of SEHOA proposal to SHOA regarding property and water rights. MA to follow up with John Ryan on next steps.
- 5. ACC Compliance Process Discussion** – Board has violation information on three properties from Larry Becker, Chair of the Architectural Control Committee (ACC). PH to prepare letters to send to homeowners. We anticipate scheduling hearings in June to give homeowners time to comply after weather improves. Board will review letters prior to sending.
- 6. Annual Meeting Review and Discuss Draft Presentation** – MA reviewed draft presentation. Suggested changes included adding 2019 completed projects, a graphical representation of improvement in financial position, a list of policies approved, simplified slides on deferred maintenance projects to be completed, and simplified slides on the status of relationship with SHOA and water rights.
- 7. Other Business** – BH reported on information he is gathering about the road repaving situation and how that might fit into incorporation efforts. He has agreed to continue to be part of the paving coalition after he leaves the board in March 2020. MJ has obtained an estimate on removal of trees that are dying, especially the Canadian red cherries along Somerset Drive. He will provide the estimate to the Board and to Al Orendorff. Once we agree on a plan, Al can get another estimate for comparison. We discussed the need to plan for planting of new trees before removing all these trees.
- 6. Member Open Forum** – No discussion.
- 7. Next meeting** – Annual Meeting is Tuesday, March 10, 2020 at 7 PM at Mtn. View Fire Station, Niwot. Next Executive Board meeting is on Tuesday, March 24, 2020 at 6:30 PM, same location.
- 8. Adjourn** - The meeting adjourned at 9:25 PM.

Paula Hemenway

Paula Hemenway, Secretary
March 3, 2020