

**Minutes of Meeting of the Executive Board of  
Somerset Estates Homeowners Association (SEHOA)  
December 8, 2020  
By Video Conference, Niwot CO**

- 1. Call to Order and Quorum** - The meeting was called to order at 6:34 PM. Quorum met for Executive Board meeting with Marc Arnold (MA), Paula Hemenway (PH), Mark Jensen (MJ), Herb McPherson (HM), and Michael Sims (MS) present. 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.

Property Manager present – Al Orendorff (AO)

Homeowner and ACC member present – Scott Abrahamson (SA)

- 2. Approval of Prior Meeting Minutes** – Motion to approve minutes from the Meeting of the Executive Board on November 17, 2020 made by HM, seconded by MA, no further discussion, approved unanimously.
- 3. Property Manager’s Report** – The irrigation system is blown out. There is still some work to finish over the winter to repair the irrigation supply line near the pool, including removing it from under the pool deck concrete. Pond 3 has a leak that we’ll need to investigate further in the spring. AO will look at cottonwoods and Russian olives around ponds 2 and 3 that need to be removed. Working on repair of entrance monument lining. Have contacted Xcel Energy about transferring billing from SHOA to SEHOA. Looking into slowing down the Western Disposal dumpster pickup schedule. Fall clean-up is finished. Holiday lights are up.
- 4. Treasurer’s Report** – HM delivered the attached November report shortly after the meeting.
- 5. Insurance Options** – PH presented comparison costs between Farmers and State Farm. MJ – should we be asking for assistance from a broker? AO – not usually done for HOAs. Could consider Scott Kanemoto at TrueNorth in Longmont. PH to work with John Ryan on document on water infrastructure to provide to underwriting. PH, MA, and AO designed green, “keep out” signs for ponds. MS – We should consider the colors – is red and white is international symbol for danger?
- 6. Board Succession** – MA thanked Mike Sims for his excellent work on the Board, in particular for his work clarifying and communicating our financial condition to the community. Achieving Long Range Plan approval will be a major step toward our financial stability. MS has resigned in writing as VP and member of SEHOA’s Executive Board effective December 8, 2020 as he is selling his home. MS expressed his appreciation for being part of the Board and the chance to get to know more neighbors. He will be in the neighborhood until mid-January and is happy to still help will some of the accounting issues related to aligning the chart of accounts with the financial plan.

MS’s position expires March 2022. A call for volunteers was included in the November 25, 2020 What’s Up newsletter, but no one responded. PH stated that we have some significant upcoming projects and it’d be helpful to appoint a Board member now. HM stated that he appreciates Scott Abrahamson’s contributions to the ACC and the Pond 8 task force, and sees value in having a full Board going into the March 2021 Annual Meeting, where three spots will be up for election. SA stated that if appointed to the Board, he will resign from the ACC. MJ agrees that SA will be a great addition to the Board. He’s concerned that it may be hard to recruit Board members when so much work is put on the Board. We need a broad outreach to the neighborhood to get a variety of people on the Board. Perhaps each Board member can talk to two or three people that they don’t know well.

Motion to appoint Scott Abrahamson to fill the vacancy created by the resignation of Mike Sims made by PH, seconded by HM, no further discussion, approved unanimously.

- 7. Update: Special Assessment Vote in Progress** – Information packets and ballots were mailed on November 25, 2020, and signs are posted to encourage voting, which is open until January 12. So far, 17 ballots have been received.

8. **Boulder County Short Term Rental Rules** – PH presented an update on the status of new regulations, which will go into effect after final approval in 2021.
9. **Review Architectural & Landscaping Standards Update** – The final draft of v2 of the A&L Standards will be returned to the Board soon. SA will bring final version to Board as he transitions off the ACC.
10. **Enforcement Actions** – The next step may be to have an attorney contact non-compliant owner. AO to meet with Larry Becker to discuss status of non-compliant lots. Larry discussed compliance situations with the ACC on November 19; nothing has been referred to the Board while the ACC works with owners to resolve non-compliance issues.
11. **Other Business** – None
10. **Member Open Forum** – None
11. **Next meeting** – Executive Board meeting on Tuesday, January 12, 2021 at 6:30 PM
12. **Adjourn** - The meeting adjourned at 7:54 PM.

Executive Session conducted in accordance with CCIOA 38-33.3-308 (4)(f) to discuss written or oral communication from legal counsel regarding settlement negotiations with SHOA. Called to order at 7:56 PM. John Ryan joined meeting along with MA, PH, HM, MJ, and SA. Session adjourned at 8:40 PM.



Paula Hemenway, Secretary

**Somerset Estates Homeowners Association**

**Treasurer's Report**

**NOVEMBER 2020**

	<b>NOVEMBER 2020</b>	<b>YTD-ACTUAL 2020</b>	<b>YTD-BUDGET 2020</b>	<b>YTD-VARIANCE 2020 Better/(Worse)</b>	<b>BUDGET 2020</b>
<b>INCOME and EXPENSE SUMMARY</b>					
<b>INCOME</b>					
HOA DUES & Prepaid Assessments	\$ 4,725.00	\$ 266,464.41	\$ 220,275.00	\$ 46,189.41	\$ 240,300.00
Other Income	\$ -	\$ 2,071.31	\$ 1,000.00	\$ 1,071.31	\$ 1,000.00
Interest	<i>Interest On Capital One Investment Acct. - See Below</i>				\$ 2,000.00
<b>TOTAL INCOME</b>	<b>\$ 4,725.00</b>	<b>\$ 268,535.72</b>	<b>\$ 221,275.00</b>	<b>\$ 47,260.72</b>	<b>\$ 243,300.00</b>
<b>EXPENSES</b>					
Administrative	\$ 3,842.05	\$ 43,458.71	\$ 96,400.00	\$ 52,941.29	\$ 99,675.00
Capital and Pond & Waterfall Repair	\$ 44,620.00	\$ 85,330.00	\$ 15,000.00	\$ (70,330.00)	\$ 15,000.00
Landscape Maintenance & Enhancement	\$ 2,984.00	\$ 64,190.16	\$ 67,800.00	\$ 3,609.84	\$ 69,300.00
Lights & Fence & Path & Pond Maintenance	\$ -	\$ 57,559.99	\$ 43,675.00	\$ (13,884.99)	\$ 43,825.00
Utilities	\$ -	\$ 11,369.86	\$ 11,500.00	\$ 130.14	\$ 12,000.00
Water	\$ -	\$ 1,168.93	\$ 3,500.00	\$ 2,331.07	\$ 3,500.00
<b>TOTAL EXPENSES</b>	<b>\$ 51,446.05</b>	<b>\$ 263,077.65</b>	<b>\$ 237,875.00</b>	<b>\$ (25,202.65)</b>	<b>\$ 243,300.00</b>
<b>NET OPERATING INCOME</b>	<b>\$ (46,721.05)</b>	<b>\$ 5,458.07</b>	<b>\$ (16,600.00)</b>	<b>\$ 22,058.07</b>	<b>\$ -</b>
<b>BALANCE SHEET</b>					
<b>ASSETS</b>					
<b>Operating/Checking Account</b>					
Bank of the West		\$ 54,119.12			
<b>Capital One Investment Account</b>					
Account (Principal) Balance		\$ 102,019.98			
<b>TOTAL ASSETS</b>		<b>\$ 156,139.10</b>			
<b>LIABILITIES and CAPITAL</b>					
Accounts Payable (pre-paid Assessments)		\$ (675.00)			
Capital Stock and Retained Earning		\$ 156,814.10			
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>\$ 156,139.10</b>			
* Interest~ Capital One Investment Acct. @ 1.75%	\$ 146.56	\$ 2,024.35	\$ 1,000.00	\$ 1,024.35	\$ 2,000.00
* Legal + Professional Fees Re: Resolution of Assets	\$ 2,495.00	\$ 17,570.24	\$ 63,000.00	\$ 45,429.76	\$ 65,000.00
* Legal & Accounting & Property Mgr.	\$ 1,075.00	\$ 12,087.50	\$ 18,050.00	\$ 5,962.50	\$ 19,250.00
* Mowing	\$ 2,180.00	\$ 16,265.00	\$ 17,800.00	\$ 1,535.00	\$ 17,800.00
* Irrigation/Ponds/Pumps Maintenance & Repair	\$ -	\$ 37,837.76	\$ 25,500.00	\$ (12,337.76)	\$ 25,500.00
* MOU Split w/SHOA	\$ 836.24	\$ 16,813.57			
	<b>0 - 30 Days</b>	<b>30 - 60 Days</b>	<b>60 - 90 Days</b>	<b>Over 90 Days</b>	
Dues & Fines Outstanding - \$5,379.50 / 3 Homes	\$1,254.50 / 3 Homes	\$2,025.00 / 3 Homes	\$1,200 / 2 Homes	\$900.00 / 2 Homes	