

**Minutes of Special Meeting of the Executive Board of
Somerset Estates Homeowners Association (SEHOA)
June 30, 2020
By Video Conference, Niwot CO**

- 1. Call to Order and Quorum** - The meeting was called to order at 6:30 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 website instructed homeowners to send a message to info@somersetstates-hoa.com to be provided with the link to join; this was posted more than a day before the meeting. Section 4.8 of the Bylaws provides that attending a meeting using electronic or telephonic communications is equivalent to being present in person.

Property Manager present – Al Orendorff (AO)

Homeowners present – Bob Uhler, Chairman of Pond 8 Restoration Task Force

- 2. Approval of Prior Meeting Minutes** – Motion to approve minutes from the Executive Board meeting on June 11, 2020, as edited, made by HM, seconded by MJ, approved unanimously.
- 3. Pond 8 Restoration Task Force Recommendation** – Bob Uhler provided an update on the Task Force, which was appointed at the June 11, 2020 Board meeting, including communication protocols. The first task was to select an engineering firm to provide engineering services for the evaluation and restoration of Pond 8. This was somewhat difficult due to coronavirus and other limitations, such as firms being too busy, not wanting to work for HOAs, etc. Liability indemnification was an issue for one firm under consideration. The Task Force is recommending that SEHOA contract with Lamp Rynearson (L-R). The services will include inspecting the current condition and preparing specifications for the liner replacement and recommendations for restoring the pond. The specifications will be used to solicit bids from pond liner companies. The proposal is a fixed price of \$7,500 through construction contractor selection, and then cost reimbursable for construction services at ~\$400 per visit (estimated at three visits). This project is in addition to the work that L-R is already doing for SEHOA related to water rights. L-R anticipates starting work on July 6, with bid package completed by early August, recommendation on “best value” contract by first of September, and construction possibly starting in mid-September and completed by mid-November (6 to 8 weeks).

AO commented that the ditches are typically down by end of September or first week in October, so we will be unable to fill the pond if completed after the end of September. Options might be to hook up to a Left Hand Water District fire hydrant or to truck in water to fill the pond. Otherwise, the pond will either be left empty until May 2021 or construction is delayed until spring of 2021. MJ suggested that the timing issues be part of the engineering discussion and recommendation.

MS moved to approve the Lamp-Rynearson proposal as presented, seconded by MJ, no further discussion, approved unanimously. MA will execute the proposal and provide signed copies to Bob and AO.

- 4. Other Business** – The fence construction along the east side of Somerset Drive is underway.
- 5. Member Open Forum** - None
- 6. Next meeting** – Executive Board meeting on Tuesday, July 14, 2020 at 6:30 PM by video conference.
- 7. Adjourn** - The meeting adjourned at 7:10 PM.



Paula Hemenway, Secretary
June 30, 2020