

**Minutes of Special Meeting of the Executive Board of
Somerset Estates Homeowners Association (SEHOA)
May 21, 2020
By Video Conference, Niwot CO**

- 1. Call to Order and Quorum** - The meeting was called to order at 7:05 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. The link itself was not posted due to security concerns. 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 (later in meeting) – Al Orendorff (AO)

Homeowners present – Ron Budacz, Rob and Christa Dam, George and JoMarie Dancik, Steve DeWitt, Delaine Orendorff, Mike Stears.

- 2. Approval of Prior Meeting Minutes** – Motion to approve minutes from the Executive Board meeting on May 12, 2020, made by MS, seconded by HM, approved unanimously.
- 3. Pond 8 Short-term Actions and Long-term Options** – MA noted that we are still in fact-finding mode and not in position to make a final decision. He presented the overall pond situation. The looming question is what are the long-term needs of the community and how do we develop a responsible long-term plan? Does the community as a whole want to work toward a restoration of the original vision or work toward a v2.0? Clear deficiency on funding to meet long-term needs of community.

Discussion about various factors involved in decision about Pond 8, how long it will take to resolve these factors, what can be done in the nearer term, how much flexibility the board has to approve unbudgeted funds, what to do about other ponds that are in bad shape.

Christa Dam presented the work she has done to obtain additional bids to reline Pond 8. A bid from Nilex seemed the strongest to her. She used the quote from Dub's Outdoors to make sure everything is included. The Nilex bid is around \$38k, compared to \$120k from Dub's. Nilex has a good reference from another HOA. General agreement to have Nilex come look at all 11 ponds, which can be arranged quickly. AO will speak with Nilex directly as well.

Ron Budacz commented that the \$38k bid is equivalent to the cost to decommission Pond 8 and turn it into a landscape area. These ponds (8-11) benefit the entire community. He suggested putting a small pump into Pond 9 to circulate water to the top of Pond 10 or 11 until Pond 8 can be fixed.

MS raised the idea of a special assessment to deal with \$1 million worth of ponds, as incremental dues increases will take too long. Ron Budacz recounted difficulty of raising dues when a combined SHOA, but now we have an opportunity to assess everybody to fix everything, including the ponds. MA commented on a campaign to reinvigorate SEHOA to move us into an appropriate level of reserves. Won't be overnight – will require full court press to educate community and bring them along. Many may think that doubling of dues solved the financial situation in the community.

General discussion about whether or not the board intended to get more bids besides the Dub's quote (yes), whether funds are in the budget to make this a dry pond (no), whether alternative solutions might apply to the other ponds and reduce overall costs, plans for short term (stability so can do proper due diligence vs. jump on Nilex bid), whether engineering expertise is needed, to what extent the board needs to consider input from other homeowners, and whether to consider dependence on SHOA to get water and risks of pumping uphill and pond storage, etc.

Follow- up Actions:

- Christa to provide all bids received to AO.
- Meet with Nilex in next week.
- Analyze why Nilex and Dub's bids are so far apart, evaluate if Nilex is good solution, and decide whether to proceed.
- Get water moving in these ponds.
- Proceed with board work on initiative to fund long-term needs.
- Continue negotiations with SHOA and evaluation of water rights implications.

4. Other Business - None

5. Member Open Forum - None

6. Next meeting – Executive Board meeting on Tuesday, June 9, 2020 at 6:30 PM by video conference.

7. Adjourn - The meeting adjourned at 9:30 PM.



Paula Hemenway, Secretary
June 7, 2020