

Somerset Estates Homeowners Association
Executive Board Meeting
November 18, 2025 – 6:30pm
by Webex only

1. Call to Order and Quorum Time 6:05pm. Quorum Established

Attendees (12) – Board Members: Astrid Kirschenbaum AK, Steve Flannery SF, Jon Gillespie Brown JGB, Lisa Smith LS, Anthony Chirikos AC

Property Manager – Al Orendorf

Homeowners - “Danny”, Danny Lindau, Mike and Kate Harris, Candice Hoenes, Herb Mcpherson, Mike Stears

2. Approve Prior Minutes – Executive Meeting Minutes October 28, 2025

JGB MOTIONS to approve October Executive Meeting Minutes. SF 2NDs. Minutes approved, no Qs, no objections.

3. Property Manager's Report (AO)

The irrigation dig at Primrose and Strawberry is being filled in – the valve had been buried under the sidewalk. The valve was deemed unnecessary and removed.

The sprinkler / irrigation system is being blown out.

4. Treasurer's Report AC presents the Treasurer's Report

At 10/31/25 operating cash balance was \$97,838 (increase of \$18,040 since last month), and reserve cash totaled \$389,519, for a combined balance of \$487,357.

AC Notes: I moved \$30,000 from our checking account into our liquid assets (reserve) account. Our checking account balance is getting a little ‘heavy’ given we’ve not moved forward with much capital spending this year.

Month of October Results

- Total income recognized was \$75,161, consisting of HOA assessments (\$\$74,776), transfer fee income (\$350) and interest income (\$35).
- Overdue assessments at 9/30 were \$5,037.
- Operating expenses totaled \$24,587. Notable larger payments: \$12,332 to GTL for garden maintenance, irrigation maintenance, pond maintenance, and utility locating and \$4,689 to Rock Solid for routine landscaping maintenance (mowing, weeding, aeration)

YTD October Results

- Total income of \$316,666 versus budget of \$316,985 (\$315 unfavorable)
- Expenses totaled \$217,128 versus budget of \$341,986 (\$124,858 favorable or underspent)
- Operating expenses totaled \$168,856 versus budget of \$193,111 (\$24,255 favorable)
- Capital expenses YTD totaled \$48,272 versus budget of \$148,875 (\$100,603 underspent).
- Net Income YTD \$99,537 versus budget Net Loss of -\$25,001 (\$124,538 favorable or underspent)

AO notes that the budget can be ratified other than at annual meeting.

5. Ponds 2 and 3 Alternatives and Waterfall Clean Up Steve presents Power Point Presentation

“Get Outlot D back to how it was, mindful of cost” - Outlot D project is good for aesthetics and leakage, (not necessarily intending to do it all at once). Recommends a step-by-step approach as the neighborhood can afford it.

Ponds 2 and 3 – SF recommends keeping their current size and shape. The system will circulate as is, but a pipe will be added under the new liner for future proofing. SF urges the community to line both ponds together, but that would require more funds than what we have reserved. SF remarks: Where has the water leaking been going? We may need to investigate this.

Over to AC for the issue of the budget – AC is looking at loan option without special assessment. He is in preliminary stages of speaking with the bank. Continuing with Pond 2 alone is a monetarily viable option. JGB comments that loan is not as much of a stretch as it may sound. We could make these savings in a mere two years. SF reminds the group that the numbers presented are not bids, but rather high estimations.

SF speaks on the Waterfall - it's integrity under question by all those familiar with it. The waterfall pipe has been inspected and is in good condition.

SF recommends a deep clean of the waterfall as soon as possible to assess its state – SF and AO have a bid from Rock Solid to clean, remove rocks, and check for leaks for \$8250.

SF would like to make a plan with the board at the December executive meeting to begin February in order to complete project for Irrigation Season.

SF recommends a Project Engineer for this large project AO agrees.

7. Other Business

No further business.

8. Member Open Forum

Herb is curious on progress of legality of pumping water uphill.

JGB reached out to lawyer recommended by Herb. He has not heard back. There is no legal opinion as of yet.

9. Next Meeting – December 16, 2025, 6:30 PM by ZOOM

Executive Meeting will be moved to December 15th at 6:30pm by ZOOM.

10. Adjourn 7:29pm into executive session

11. Executive Session 7:30pm

An executive session is held for overdue Assessments and Architectural and Landscaping Matters Enforcement.

Meeting may be followed by an Executive Session to discuss delinquent accounts as allowed by CCIOA 38-33.3-308(e), 38-33.3-308(4)(e) . .

Meeting link

<https://somersetestates-971.my.webex.com/somersetestates-971.my/i.php?MTID=m8da391c8f8d7dfd8cd788908b8a3d506>

Meeting number 2555 903 5790 Meeting password vTvUr3MWE42 Host key 804755

Join by video system

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Join by phone

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Global call-in numbers

<https://somersetestates-971.my.webex.com/somersetestates-971.my/globalcallin.php?MTID=m007116742399605421a37c1d7c9ab7f3>

