

**Minutes of Meeting of the Executive Board of  
Somerset Estates Homeowners Association (SEHOA)  
April 14, 2025  
Via Zoom**

**1. Call to Order and Quorum**

The meeting was called to order at 6:30 PM. Quorum met for Executive Board meeting with Anthony Chirikos (AC), Jon Gillespie-Brown (JGB), Astrid Kirschenbaum (AK), Lisa Smith (LS), and Steve Flannery (SF) present.

Property Manager present – Al Orendorff (AO)

Homeowners present – Mike Stears, Candice Hoenes, (Kate and/or Mike) Harris, Herb McPherson, Shalia McPherson, and Paula Hemenway.

**2. Approve Prior Meeting Minutes**

Draft minutes for the February meeting were published prior to this meeting. MOTION to approve the minutes from the meeting of the Executive Board on February 18, 2025 made by JGB, seconded by AC. No further discussion, approved unanimously.

**3. Election of New Officers**

JGB proposed to elect new officers to the board and confirm the existing officers. AC and JGB to continue their terms as Treasurer and President, respectively, until March 2026. AK was appointed as Secretary, LS as Vice President, with SF remaining director at large for a two-year term ending in March 2027. The MOTION to appoint the new officers was made by JGB, seconded by SF. Unanimously approved.

**4. Treasurer's Report**

AC presented the treasurer's report, attached, which included an overview of cash balances and the profit and loss statement.

- As of the end of March, the operating account contained approximately \$80,000, and the reserve fund contained approximately \$383,000.
- The increase in the operating account was mainly due to dues collected at the end of March.
- In March, there was \$1,100 in dues income and \$6,023 in expenses.
- There were no material overdue assessments to report.
- The report also covered operating expenses to date and noted a negative capital expenditure due to a reimbursement from SHOA for an expense previously paid by SEHOA which ought to have been borne by SHOA.

**5. Property Manager's Report**

AO provided an update on landscape and maintenance activities, including aeration, spring cleanups, and mowing schedules.

- Fertilization for the year had been completed.
- Upcoming issues could include irrigation, painting of monument vessels, and potential replacements for corroded boxes and faded Lexan lenses.
- Issues with the installation of highway 52 lights were discussed.

- AO presented options for the installation of highway 52 lights, discussing liability and budget considerations.
- The board discussed the use of a custom-made base plate versus extensions and the associated costs.
- The board agreed to proceed with the custom-made base plate, provided that GTL assumed liability and provided a written agreement to that effect.

## **6. Hwy 52 Entrance Landscaping Project Update and Decision whether to proceed**

**Paula presented a scaled-down plan for landscaping of the south entrance, including wall washer lights and plantings.**

- Bids from three contractors were discussed, with Oak and Stone offering the lowest bid of approximately \$38,000.
- The board recommended approving the bid from Oak and Stone, with additional funds for on-site supervision and potential irrigation expenses.
- The MOTION to retain Oak and Stone to landscape the south entrance at up to \$42,500 (with an additional expenditure of up to \$2,400 to Asher Architects for plant placement consulting) and MOTION to spend up to \$3,000 for wall washer lights was made by AC and seconded by JGB. Unanimously approved.

## **7. Security Update (LS)**

Lisa provided a security update, mentioning outreach to Detective Sewell and the need for improved communication around security incidents.

- The board discussed the possibility of revamping a security committee and the use of existing security measures such as cameras and a WhatsApp group.

## **8. Social – Memorial Day**

LS and AK discussed the possibility of organizing a social event, either for Memorial Day or Labor Day.

- LS and AK will use neighborly momentum and plan an event at the Pool sooner than later. The board suggested developing a plan and proposing it at the next board meeting.

## **9. Other Business**

- **LS MOTIONS to approve** sign for the Somerset Swim and Tennis Club to be placed on SSTC's property, near the entrance to the SSTC parking lot. **AC seconds. Unanimously approved.**
- **Homeowner Herb McPherson requested that the board provide advance notice when conducting site visits to properties adjacent to easement ponds.**
  - Jon acknowledged the request and apologized if any board member's actions had caused inconvenience.

## **10. Next meeting**

May 2025, at 6:30 PM, via Zoom

**11. Adjourn** - The meeting adjourned at 7:20 PM.

A handwritten signature in black ink, appearing to be 'AK' or similar, written in a cursive style.

Astrid Kirschenbaum, Secretary  
April 15, 2025