

Somerset Estates Homeowners Association
Executive Board Meeting
September 23, 2025 – 6:30 PM By Webex Only

1. Call to Order and Quorum - TIME 6:30pm Quorum Established (JBG) Attendees -

Board Members: Jon Gillespie-Brown (JGB), Anthony Chirikos (AC), Steve Flannery (SF), Astrid Kirschenbaum (AK)

Property Manager Representative: Steve Henry (SH)

Homeowners: Danny Lindau, Mike Stears

2. Approve Prior Minutes - Executive Meeting July 15, 2025

MOTION by JGB approve minutes, seconded by SF, no further discussion, approved unanimously.

3. Property Manager Report - SH presents property manager report:

Irrigation system was shut down Monday and the waterfall was turned off with water draining back into the ponds.

GTL will use remaining water in ponds 2,3 and 7 to continue irrigating turf areas and highway 52 garden until wither the water runs out or the system is blown out.

Multiple main line leaks were repaired by GTL including locations at Snowberry and Somerset corner, East Longview Monument area, and SSTC parking lot, with GTL replacing the sod in affected areas.

Pond 7 irrigation and transfer meter was dug up after plastic parts were found clogging the measuring impeller, requiring new O-rings to rebuild the meter.

GTL provided a bid for \$7,950 for Strawberry entry electrical work based on horizontal drilling costs of \$5,000, but the quote had not yet been delivered to the board for review. SH to track down final quote for Board approval.

The cherry tree at SSTC is damaging the flagpole and Boulder Tree recommended removing the flag pole or the tree, with the board requesting clarification on responsibility of and preference for tree trimming or removal.

4. ACC Guidelines Update - Changes to ACC guidelines:

Simpler, friendlier changes to the ACC Guidelines will be posted to the Somerset Estates Website and highlighted to homeowners via the Somerset Estates' newsletter What's Up for homeowners' review and comment before the next meeting where they will be up for approval.

5. ACC Appointments -

MOTION by JGB to appoint Paula Hemenway to replace Marcos on the ACC due to his resignation for a two year term through October 2027. AK seconded, Unanimously approved. MOTION by JGB to appoint Randy to continue serving on the ACC for a two year term through October 2027. AK seconded, unanimously approved.

6. Roads Task Force -

MOTION by JGB to establish a Roads Task Force consisting of Paula Hemenway, Melissa Kohler and Steve Leehan, to bring attention implications of PID, Public Improvement District, to Somerset Estates. AC to act as liaison between Road Task Force and Executive Board. AK seconded, approved unanimously.

7. Outlot D Update and Funds Request SF on how to move forward with Outlot D project:

Outlot D redesign and refurbishment will allow for flexibility in the pond system to operate as is, or to recirculate between ponds 2, 3 and the waterfall. SF noted that if Ponds 2 and 3 are remediated at the same time, the liner would be more resilient, the community would only have to endure one round of construction, and there would likely be cost savings.

\$4,000 is requested to move forward with a comprehensive Outlot D design by Engineering Analytics.

MOTION by AC to approve up to \$4,000 to invest in moving forward with design plans on Outlot D refurbishment. Second by JGB. Unanimously approved.

8. General Ponds Update – SF on legality concerns:

Steve proposes that we speak with attorneys and requests up to \$2,000 for their counsel on legal issues related to SEHOA water usage. MOTION by AC to spend up to \$2,000 on legal fees. JGB second, approved unanimously.

9. Other Business

No comments.

10. Member Open Forum

No comments.

11. Next Meeting - October 21, 2025, 6:30 PM by Webex

12. Adjourn - 7:17pm

Meeting link

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

Meeting number 2555 903 5790 Meeting password vTvUr3MWE42 Host key 804755

Join by video system

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Global call-in numbers

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