

DRAFT FOR APPROVAL AT ANNUAL MEETING IN MARCH 2027

**Minutes of the Meeting of Homeowners**

**Somerset Estates Homeowners Association (SEHOA)**

**March 26, 2026 at 7:00PM at the Niwot Inn, 342 2<sup>nd</sup> Avenue, Niwot, CO**

**1. Call to Order, Quorum, and Proof of Notice**

The Annual Meeting was called to order by Jon Gillespie-Brown at 7:30PM. The meeting was held in person at the Niwot Inn, 342 2<sup>nd</sup> Ave, Niwot.

Forty-five (45) Lots were represented in total, with 17 Lots represented by proxy. The 45 Lots present in person or by proxy out of 89 in Somerset Estates represent 51%, establishing a quorum.

5 Board Members in person: Astrid Kirschenbaum (AK), Steve Flannery (SF), Seyed Khorashahi (SK), Jon Gillespie-Brown (JGB), Anthony Chirikos (AC)

Property Manager: Allan Orendorff

23 Homeowners represented in person: Ferozan (6486 Cranberry CT), Herman, Fowler, Peterson, 8036 Bellflower Court Inc, Stager, Burnett, Orendorff, Fjeldstad, Difronzo, Jensen, Budacz, Stears, McPherson, Smith, Cousin, Lehan, Hoenes, Hemenway, William Harris, Abrahamson, Heimann, Lindau, Kate Harris

17 Proxies: 8 naming William Harris, 2 naming Gillespie-Brown, 2 naming McPherson, 2 naming Hemenway, 1 naming Heimann, 2 naming Flannery

The Annual Meeting Notice was mailed to all Members on March 3, 2026, posted on the SEHOA website, and signs announcing the meeting were posted in the neighborhood.

**2. Approval of the Minutes of 2025 Annual Meeting March 27, 2025**

The 2025 Annual Meeting Minutes were mailed to all Members along with the meeting notice.

AK motion to approve 2025 Annual Meeting Minutes, JGB 2<sup>nd</sup>. No questions or objections, minutes approved unanimously.

**3. Update by the Current Board**

JGB uses powerpoint to present the years' accomplishments and thank his team and the members of the Somerset Estates community.

**4. Pond Presentation and Discussion – SF**

SF uses a powerpoint presentation to illustrate what we have learned about the irrigation system (ponds included) when taking a deep dive in the matter for most of 2025. He presents his ideal scenarios moving forward, including the refurbishment of Outlot D; Ponds 2, 3 and the main waterfall.

The community discusses issues such as water reduction and scarcity, cost and investment, timing, and building a task force for the project.

**5. Niwot Incorporation Committee Presentation and Discussion – Steve Lehan**

Homeowner Steve Lehan of the Roads Task Force presents the positive aspects of the Incorporation of Niwot and emphasizes the importance of maintaining the roads in Niwot.

**6. Election of SEHOA Board Members**

JGB urges members to join the board, pauses for a lengthy time, and without any volunteers, reluctantly proceeds.

## **6. Member Open Forum**

'Thank You's' to all Board Members and the community. A remark on further improving the front entrance at Highway 52, and a plea for a Somerset Estates Social Event.

## **6. Adjourned**

JGB adjourns the meeting at 8:45PM.

Astrid Kirschenbaum  
SEHOA Secretary