

Somerset Estates Homeowners Association

Executive Board Meeting Minutes

December 15, 2025 6:30 PM

By Zoom Only

1. Call to Order and Quorum: Meeting called to order 6:40pm, Quorum established

Attendees: Jon Gillespie-Brown, JGB, Astrid Kirschenbaum, AK, Anthony Chirikos, AC, Steve Flannery, SF, Lisa Smith, LS

Property Manager: Al Orendorf, AO

Homeowners: Danny Lindau, Mike Stears, "Harris", Ron Budacz, Herb McPherson

2. Approve Prior Minutes: November 18, 2025

MOTION to approve November executive meeting minutes by AC, seconded by JGB, no Questions, minutes unanimously approved.

3. Treasurer's Report: AC presents treasurer's report

Total income recognized was \$2,579, consisting of HOA assessments (\$2,199), transfer fee income (\$350) and interest income (\$30).

Two lots are overdue by \$1,899 each, and of that amount 90+ days overdue by \$900 each, to which notices of Delinquency have been delivered. Three other homeowners who are also delinquent by 30-60 days, these accounts will be monitored.

Operating expenses totaled \$20,007. Notable larger payments to vendors:

\$10,994 to GTL for fence maintenance, irrigation maintenance, tree trimming, and utility locating. Most of this expenditure was related to fixing irrigation leaks around the common areas.

\$3,979 to Rock Solid for routine landscaping maintenance (mowing, weeding)

\$1,820 to Trio for property management services and expense reimbursements (includes pass-through of property transfer fee)

\$1,731 to Xcel Energy for electricity expenses.

Capital expenditures totaled \$2,372 in November, paid to Engineering Analytics for the pond engineering feasibility study..

YTD November

Total income of \$319,245 versus budget of \$320,055 (\$810 unfavorable)

Lower-than-budgeted HOA dues (\$3,294; see delinquency discussion above) offset primarily by receipt of \$2,259 tax refund in September and higher-than-budgeted interest income (\$941)

Expenses totaled \$239,507 versus budget of \$440,528 (\$201,021 favorable or underspent)

Operating expenses totaled \$188,862 versus budget of \$206,653 (\$17,791 favorable)

Overruns in Other Infrastructure Maintenance (\$3.1k, driven by \$5.5k sidewalk repairs) and Utilities – Electric offset (\$2.3k) by favorability in all other categories, including Landscape Maintenance (\$8.1k), Water Infrastructure Maintenance (\$7.7k) and Administrative (\$7.1k)
Capital expenses YTD totaled \$50,645 versus budget of \$233,875 (\$183,230 underspent).
SHOA/SEHOA joint projects (pond 1 related) YTD budgeted \$3,410 versus no actual spending
Pond major repairs, including Pond 3 rebuild and pump replacement, YTD budgeted \$89.3k spending versus \$2.4k spending to date (feasibility study initial payment)
Total hardscape projects (consisting of path capex, street monument repairs and highway 52 new lighting) YTD budgeted at \$17,800 spending versus \$9,212 actual spending
Landscaping Projects YTD: \$120.9k budgeted (landscaping plan, landscaping at Outlot D and Landscaping at Hwy 52) versus \$39.1k spent YTD.
Net Income YTD \$79,738 versus budget Net Loss of -\$120,473 (\$200,211 favorable or underspent)

4. Property Manager Report: Al presents the Property Manager's Report

Al offers that we may want to refurbish Christmas lights next year. JGB inquires if it is possible for this year? Al says yes, if we can get the material.

Al would like to give a heads-up to the neighborhood that Excel announced they will cut power off Wednesday afternoon.

5. Waterfall Cleanup:

Steve Flannery and Astrid Kirschenbaum ask that we proceed with cleaning up and inspecting the integrity of the central waterfall. MOTION by JGB for waterfall clean up at \$8,250 seconded by LS and approved unanimously.

6. Outlot D Proposal:

SF is looking to hire a civil engineering firm to create design documents and refine project cost through vendor quotes and vendor contracts.

Anthony will make sure communication is open with the bank regarding the loan.

7. Other Business:

No further business.

8. Member Open Forum:

Herb inquires as to the legality of pumping water uphill from Pond 1 to 2.

Danny Lindau would like to know how much SEHOA is considering financing. AC responds that have no specific amount has been determined, but entirely financing the project would be possible. JGB adds that the math is to be done in January.

Harris asks how we can engage the SEHOA community on the future of Pond 3. SF offers the idea of circulating literature and then holding a meeting similar to the annual meeting. Harris inquires about legal advice on law regarding repairing the liners of pond 2 and 3.

9. **Next Meeting:** January 27, 2026 6:30 PM by Zoom

10. **Adjourn** 7:25pm