

Somerset Estates Homeowners Association 2026 Budget Meeting

Welcome

Please sign in with the Secretary

March 26, 2026

6:30pm

Somerset Estates Homeowners Association

Maximizing Our Home Values, Quality of Life, and Position as a Premier Community

Meeting Agenda: Ratification of 2026 Budget - *Treasurer*

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Maximizing Our Home Values, Quality of Life, and Position as a Premier Community

Proposed 2026 Regular Assessments

	2025 Actual	2026 Budget
Assessments per Lot per Quarter <i>(starting Q2 each year)</i>	\$900	\$975 <i>(~8% increase)</i>
Total HOA Dues <i>(2026 excludes collection of late dues)</i>	\$310,631	\$340,425

- Ratification of Budget is to approve dues increase from \$900 to \$975 per quarter
- No special assessment is being considered or voted upon this evening

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2025 Actuals and 2026 Budget Summary

	2025 Year Totals ACTUALS	2025 Annual BUDGET	Proposed 2026 BUDGET	More (Less) v 2025 Actual VARIANCE
BUDGET SUMMARY				
Total Revenue	\$ 326,036	\$ 325,725	\$ 350,425	\$ 24,389
Total Operating Expenses	\$ 221,967	\$ 215,590	\$ 249,055	\$ 27,088
Total Operating Income	\$ 104,069	\$ 110,135	\$ 101,370	\$ (2,699)
Total Capital Expenditures (Base Budget)	\$ 58,475	\$ 298,920	\$ 40,000	\$ (18,475)
Net Income (Base Budget)	\$ 45,595	\$ (188,785)	\$ 61,370	\$ 15,775
TBD Project Financing Source (Special Assessment, Loan Proceeds, etc.)			\$ 489,500	
Pond 2/3 Project Costs			\$ 454,653	
Net Income - Contingent on Sourcing Adequate Project Financing			\$ 34,847	
Net Income (Base Budget + Contingent Budget)			\$ 96,217	

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2026 Base Budget Summary

	2025 Year Totals ACTUALS	2025 Annual BUDGET	Proposed 2026 BUDGET	More (Less) v 2025 Actual VARIANCE	Comments
REVENUE					
HOA Dues - Regular	\$ 310,631	\$ 313,725	\$ 340,425	\$ 29,794	Increase of \$75/qtr per lot starting Q2 (\$975 v. \$900)
HOA Dues - Late Collections	\$ -	\$ -	\$ 4,000	\$ 4,000	
Other Revenue (Late fees, fines, etc)	\$ 3,523	\$ 2,000	\$ -	\$ (3,523)	
Interest Income	\$ 11,883	\$ 10,000	\$ 6,000	\$ (5,883)	
Total Revenue	\$ 326,036	\$ 325,725	\$ 350,425	\$ 24,389	
OPERATING EXPENSES					
Administrative	\$ 55,572	\$ 56,590	\$ 61,022	\$ 5,450	
Landscape Maintenance	\$ 67,427	\$ 74,400	\$ 83,143	\$ 15,716	
Water Infrastructure Maintenance	\$ 63,114	\$ 56,000	\$ 70,800	\$ 7,686	
Other Infrastructure Maintenance	\$ 13,681	\$ 9,100	\$ 11,090	\$ (2,591)	
Electricity and Water Fees	\$ 22,172	\$ 19,500	\$ 23,000	\$ 828	
Total Operating Expenses	\$ 221,967	\$ 215,590	\$ 249,055	\$ 27,088	
Operating Income (Base Budget)	\$ 104,069	\$ 110,135	\$ 101,370	\$ (2,699)	
Total Capital Expenditures (Base Budget)	\$ 58,475	\$ 298,920	\$ 40,000	\$ (18,475)	
Net Income (Base Budget)	\$ 45,595	\$ (188,785)	\$ 61,370	\$ 15,775	

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Notable Increases in Budgeted Operating Expenses

Budgeted operating expenses up ~\$27k versus 2025 actual operating expenses. Notable increases:

- Additional legal spend (\$5k)
- New holiday decorations (\$5k)
- Waterfall cleanup and inspection (\$12k)

Other miscellaneous increases comprise the rest of the increase. Operating expense budget is likely **conservative!!**

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2026 Capital Expenses – Base Budget

Total Base capital expenditures of \$40k consists of the following:

- Pond 7 pump replacement (\$15k)
 - ❖ *Board likely to authorize purchase only if current waterfall pump in Pond 7 fails*
- Fence restraining (\$20k)
- Other miscellaneous (\$5k)

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Pond 2/3 Rebuild Expenditures – *Contingent on Sourcing Adequate Financing*

POND 2/3 PROJECT - CONTINGENT ON SOURCING ADEQUATE FINANCING

TBD Project Financing Source (Special Assessment, Loan Proceeds, Reserves, etc.)	\$ 489,500	Assumes theoretical SA at \$5,500 per lot, which is the approximate cost of Pond 2/3 rebuild (including landscaping costs that will drift into 2027).
Pond 2/3 Project Costs (Contingent on Financing):		
Engineering Costs / Project Management	\$ 30,000	
Other general engineering costs	\$ 13,200	
Earthwork	\$ 115,500	
Pond Liners	\$ 149,230	
Purchase and placement of cobble / boulders	\$ 27,800	
Other ancillary construction costs	\$ 38,000	
Irrigation repairs/additions	\$ 8,000	
Replace sidewalk at \$12/sf	\$ 15,000	
Landscape Architect for Outlot D	\$ 10,000	
Fill Pond	\$ 2,500	
Contingency Buffer	\$ 45,423	
Total Pond 2/3 Project Costs (Contingent on Financing)	\$ 454,653	
Net Income (Contingent on Sourcing Financing)	\$ 34,847	

Steve Flannery to talk about
Pond 2/3 Project in greater
detail during the Annual
Meeting

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Liquidity Budget

LIQUIDITY FORECAST

Sources of Funds

Operating Fund (12/31/25)	\$	42,277	} <u>Reserve balance</u> \$425,238
Liquid Assets (12/31/25)	\$	107,904	
CD (12/31/25)	\$	317,334	
Total Cash on Hand (12/31/25)	\$	467,515	
Plus: 2026 Net Income - Base Budget	\$	61,370	
Cash on Hand (12/31/26) - Base Budget	\$	528,885	
Plus: TBD Project Financing Source	\$	489,500	
Less: Pond 2/3 Project Costs (2026 only)	\$	(454,653)	
Cash on Hand (12/31/26) - Contingent	\$	563,732	

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Budget Ratification Vote

- Show of hands of any Members who disapprove of the budget
- Ratified unless 50% (45) of all Members vote to disapprove the budget
- If not ratified, 2025 budget and current assessments are carried forward to 2026 until the new Board proposes a new budget for ratification

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[Intermission]

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Somerset Estates Homeowners Association Eighth Annual Homeowner Meeting

Welcome

Please sign in with the Secretary

March 26, 2026

7:00pm

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Current Executive Board

1. Jon Gillespie-Brown
2. Anthony Chirikos
3. Steve Flannery
4. Astrid Kirschenbaum
5. Seyed Khorashahi

Terms continue through March 2027

* Term Expires Tonight

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Agenda

- 1) Call to order / Quorum / Proof of notice
- 2) Approve prior minutes - March 27, 2025
- 3) Update by current Board
- 4) Water System Report
- 5) Niwot Incorporation Community Information
- 6) Executive Board election
- 7) Member Open Forum
- 8) Adjourn

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Main Objectives

- Review 2025 accomplishments
- Ponds discussion
- Niwot Incorporation Committee presentation
- Elect two board members

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Conduct of Meeting

- Board will call on homeowner to ask questions – say your name, keep questions and responses short.
- Let's keep things neighborly!
- Meeting is not being recorded.

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1) Call to Order - President
Quorum / Proof of Notice -
Secretary

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2) Approve Prior Minutes

March 27, 2025

Secretary - Voice Vote

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3) Update by Current Board *President*

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Hwy 52 Entrance Improvements

- New lighting, repair of the brass letters, a concrete curb around the planting area, fresh sod, plants, rock ground cover and accents:
- Amber Rose, Sand Cherry, Arcadia Juniper, Catmint, Alpine Plume Grass



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Sidewalk Tiles, Monuments, Common Area

- Repaired our sidewalks.
Pictured right - Longview Drive
by Cattail Drive.
- Fixed the electrical issues on
the Strawberry Lane
monuments.
- *Thank you* to Steve and Lisbeth
Lehan for cleaning up the
common area adjacent to your
home!



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Somerset Swim and Tennis Club



- Approved elegant SSTC sign - thank you, SSTC!
- Cleared a tree to unobstruct the flag adjacent to the pool and parking lot.

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Updated Architectural and Landscaping Standards

- Made standards incrementally more user friendly and easier to follow.
- Updated certain requirements in the Standards to support the ACC in helping the community achieve their goals for their homes.



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Waterfall Cleanup



- A cleanup and inspection bid for our main waterfall has been approved and budgeted - work will begin this Spring.

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Development of Outlet D Project



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4) Water System Report and
Discussion
Steve Flannery

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5) Niwot Incorporation Committee Presentation

Steve Lehan

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6) SEHOA Board
Volunteers / Election
President

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Please Consider a Board Position!!

- **THANK YOU** to Jon Gillespie-Brown and Anthony Chirikos
- **THANK YOU** to Lisa Smith for her year of service, and to Seyed Khorashahi for agreeing to serve the rest of her term
- **Nominations** open to the floor!

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Join the SEHOA Executive Board

- SEHOA is managed by a dedicated group of volunteers
- Two terms are expiring at the end of this meeting. We'd love to fill these two open seats!
- Board members serve two-year terms
- There are no formal requirements to serve on the Board other than being a member of the Association
- It's helpful for volunteers to have some time as well as experience working with businesses or nonprofit organizations

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Vote now!

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7) Member Open Forum

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8) Adjourn

Please Keep in Touch :)

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