

**Somerset Estates Homeowners Association**  
**Executive Board Meeting**  
February 17, 2026 – 6:30 PM  
By Zoom Only

**Agenda**

1. **Call to Order and Quorum** Jon Gillespie-Brown at 6:32pm, Quorum established.  
**Attendees: Board Members:** Astrid Kirschenbaum (AK), Jon Gillespie-Brown (JGB), Steve Flannery (SF), Anthony Chirikos (AC), Lisa Smith (LS), **Property Manager:** Al Orendorf (AO), **Homeowners:** Danny Lindau, Herb Mcpherson, Mike Stears.

2. **Approve Prior Minutes** January 27, 2026  
MOTION to Approve January Minutes by JGB, 2nd by AC; no Qs, approved unanimously.

3. **Property Manager Report**

AO: landscape front is quiet, keeping eye out on HWY 52 plantings and preparing for water rationing. Garret will be horizontal boring for a new line along Somerset Drive. Q: When will main waterfall cleanup occur? We are waiting until snow and debris is less likely. Q: Before annual meeting? AO: No.

4. **Annual Meeting information:** AO: We are confirmed for February 26th (Ponds information Session) and March 26th (Annual Budget and Homeowners Meeting) at the Niwot Inn. In person only for both meetings. We will Need 18 people at annual meeting to reach Quorum, including proxies. Meetings to be separated (budget, annual). Al and Board Members will prepare the invitation letter, notice, agenda, 2025 accomplishments, plans for 2026, proxies, the draft from last years minutes, and the new contact information update form as per CCIOA. APK will handle refreshments.

5. **Treasurer's Report**

AC notes the Board plans to allow overdue account to accrue to a critical mass.

**Approval of 2026 Proposed Budget** Q: Should raise dues when we plan to ask for an assessment in the near future? A: Regular assessment should be increased as it should not be assumed that an assessment will be passed. Due increase is 8.3% Q: How our dues compare to other similar neighborhoods? A: Somerset Estates is in line with comparable neighborhoods. Pond relining is presented as a CONTINGENT expenditure. Q: What the proposed assessment would be? A: \$5,500 – but, importantly – funding options remain open. MOTION by AC to approve 2026 budget, 2nd by JGB. Approved unanimously.

6. **Ponds Social February 26th**

The Board has at least 10 RSVPS so far for the Ponds Social Meeting February 26th at the Niwot Inn. We encourage everyone to share information personally. AK will get Al information for the social to invite homeowners via TrioProperty's email.

7. **Annual Meeting Updates**

Annual packet creation by board members to begin, important board member recruitment message (previously sent by What's Up and posted on the SEHOA website) will be sent out by AO via TrioProperty and by AK via another What's Up. AK will create rundown for annual meeting.

8. **Other Business**

No other business.

**9. Member Open Forum**

Homeowners inquire about the February 26<sup>th</sup> Pond Meeting agenda. A: The information session will include recommendations on ponds 2/3 and possible scenarios for ponds 4-7. It is an educational gathering, there will be no voting or decisions and the board reiterates that funding options remain open.

**10. Next Meeting**

**Budget Meeting** : March 26, 2026, 6:30 PM at the Niwot Inn, 342 2<sup>nd</sup> Avenue Niwot, CO.

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

**11. Adjourn** JGB 7:39pm

Astrid Kirschenbaum  
SEHOA Secretary