

Somerset Hills III Homeowners Association
DRAFT

Friday 2-17-2023

This meeting was held at Shari's restaurant

Call to Order – Meeting called to order by Greg Zoll at 6:06 PM.

Treasurer's Report –

14 households did not pay dues last year. This represents \$3750. There is an inconsistency in budget that comes from a bunch of old late fees that don't map to a household. These probably can't be collected.

Secretary Report –

We will postpone reviewing of Dec minutes until next meeting.

Old Business -

Discussing raising dues.

Sean proposes raising dues by 5%, effective for 2024. Greg seconds. All are in favor. Dues are now \$262.50 which can be discounted at the Board's discretion.

Board reviewed nuisance complaints related to loud music being played at 2810 Warren st. Notice of violation was sent certified mail. Zoll household and other members are concerned with sound nuisances that may become worse as the weather warms up (and people keep their windows open). Sean will figure out budgetary mechanism for issuing fines. Directors will review CCR requirements for issuing fines.

Board discusses proposed agenda for annual meeting.

Greg motions that we send out Annual meeting notice along with a proxy form that also has ballots for several voting items to be presented at annual meeting. Sean seconds. Unanimous.

Draft of items to be voted on at annual meeting. 1) Updating CC&Rs to reflect parking policy that is described on parking signs. 2) Update CC&Rs to align with state laws regarding quorum. Update CC&Rs to institute a fine that can be applied to nuisance activities (ex. Noise concerns coming from equipment being used after certain hours, noise concerns related to loud music. Safety concerns.) Consecutive complaints may result in escalating fines up to a maximum. Fines will require board review and a 2/3 vote of Directors to be imposed. Fines will require written complaint at minimum. 3) Update bylaws to allow remote attendance of Director and Annual Meeting. 4) Proposed annual budget. 5) update CC&Rs to remove date/time restrictions for annual meeting.

Greg motions to send a ballot with issues 1), 2), 3), 4), 5) as described. Sean seconds.
Unanimous.

Sean proposes to approve architectural proposal from 2853 Timberline Dr. Greg seconds.
Unanimous.

Boad reviews cost of using Mid-State street sweepers vs Vreelands Lawn care to clean street.
Vreeland is cost competitive. Board will still use Mid-State occasionally because brushes are useful for clearing moss.

Greg motions to allows to have an allowance of up to \$1000 to have an attorney review our proposed changes to the CC&Rs. Kareli seconds. Unanimous.

New Business

Greg and Sean agree to review Director contact info on website.

Good of the Order

The meeting was adjourned at 7:10

Minutes recorded by:

Sean Fontenot

Secretary and Treasurer