

Minutes of the 2023 Annual Meeting
Somerset Hills III Homeowners Association
DRAFT

Thursday, March 16, 2023

This annual meeting took place at the Hampton Inn, 3780 W 11th Ave, Eugene, OR 97402. Board members present are Sean Fontenot, Kareli Armenta, Greg Zoll.

Call to Order: Meeting called to order by Greg Zoll at 6:40PM.

Quorum

19 members were present, representing 11 properties and holding 36 proxies, for a total of 47 (including proxies). All proxies had been assigned to board members either individually or in aggregate (i.e. Assigned to "Board of Directors"). This constitutes a quorum according to by state law (ORS 94.655).

Introduction

Greg and Sean introduced the current board members.

Secretary Report

Greg presents the 2022 Annual Meeting Minutes which had not been able to be approved. These were provided as hand-outs to attendees. Greg Motions to accept minutes, Ken Rayhorn seconds. Ayes have it. The minutes of the 2022 Annual Meeting are approved.

Treasurer's Report

Greg and Sean presented Treasurer's report and the proposed 2023 budget. HOA members raised questions related to Paypal fees and other changes to the budget. Members and the Board discussed the reserve, what it is for, how revenue is raised, etc. Kareli Armenta motions to approve. Sean seconds. Ayes have it. The 2023 budget is approved.

Year in Review

Greg presented road repair projects. Based on old review of road repair, \$75k is the minimum expected bill for substantial repair; costs will likely be closer to \$90k. Greg discusses a phased plan to maintain road. The group discusses the raising of the annual fee, requirements for doing so, the extent to which the board may raise it unilaterally. Treasurer's note: The fee is actually \$250/year. There has been a discount applied at the board's discretion for the last several years, making the fee \$225. The board notes that they plan to remove the discount for 2024.

Review Ballot items -

Greg leads the review of ballot items.

Item 1 – no comments

Item 2 – no comments

Item 3 – no comments

Item 4 – Present members express concerns with the board being too proactive in towing cars. Specifically towing of cars while members are on vacation. Cars will not be towed unless there is a complaint, until the EPD is consulted about the plate/ownership of car. Only then will notice be placed on the car (starting the 72 hour clock).

Item 5 - Greg explains Assessments/Fines – Recent complaints are related to speeding, to noise complaints, to dog attacks. One present HOA member is concerned that board will abuse this power. The board and other present members explain that city code is ultimate guide and that fines are an ultimate last resort in dealing with nuisances.

Call for votes on Ballot Items – (counts below include present HOA members and proxies)

No/Yes

1. 1/42

2. 0/43

3. 1/42

4. 5/38

5. 4/39

All ballot items are thus passed.

Member Input

Briony McFarland expresses a concern about Air BnB and non-residential use, that it seems to violate our CC&Rs.

Niko Johnson motions to adjust the Annual Meeting Agenda such that member comments are moved to the last item (after board nominations). Sean seconds. Aye's have it. The agenda is modified.

Board Nominations

These are nominations for the positions of HOA Board Member (called "Director" in some materials)

Sean nominates Greg. Greg nominates Sean. Niko Johnson nominates Kareli.

Zachary Pemberton nominates himself. Greg objects to this nomination based his interactions with Zach (they are neighbors) which he characterized as uncivil and disruptive. Over the course of about 3 minutes, Greg describes their interactions. He is interrupted occasionally. Zach introduces himself and objects to Greg's description of their interactions. Zach is interrupted occasionally. Even after multiple attempts by other board members to direct the discussion to a productive or functional path, Briony McFarland suggests for a 10 minute recess. Sean calls for it. Near the end of the recess, Zach and Greg exchange words and, as the recess is ending, Zach withdraws his nomination and leaves the meeting.

Grace Richter nominates herself. Dave seconds. Briony McFarland nominates herself. Greg seconds. The five candidates (Armenta, Fontenot, Zoll, McFarland, Richter) run as a slate. Ballots are cast. Votes by the remaining present HOA members (discounting proxies) for slate are unanimous. Votes by proxy holders are also unanimous.

Greg motions to Adjourn the meeting. Kareli seconds. Meeting Adjourns at 8:22 PM.

Minutes Recorded by
Sean Fontenot
Secretary and Treasurer