

Somerset Hills III Homeowners Association  
**DRAFT**

Friday, 9-30-2022

This meeting was at Oakshire Public House. Directors present were Kareli, Greg, Sean.

Call to Order – Meeting called to order by Greg Zoll at 7:10 PM.

Treasurer's Report –

Sean reports that we have about 15 unpaid dues. All checks have deposited and Paypal funds have been transferred to the Umpqua bank accounts. Paid several bills including GoDaddy (Greg), Mid-State, Gillaspie Tree Care, Glenn Froehlich, State Farm. We have \$84,340 total.

Secretary Report –

Sean provided 6-24-2022 draft minutes to the board for approval. Greg motions to approve as ammended. All are in favor. Minutes are approved as ammended.

Old Business -

Trails – Trail was repaired. Some residents were reporting dog poop on trail. Consider put in doggy bag signs and dispensers. Greg will send out a reminder email to collect dog droppings. Trail safety signs. Greg will find a general handyman who can do small jobs like building trail signs, fixing mailboxes, etc.

Air BnB and non-owner occupied. CC&R's grant all rights of owners by tenants and that home needs to be occupied one family of related people. Some of this might not be enforcable. Also nuisances from houses that happen to be renters. As it stands, we probably cannot restrict the purchasing of homes for AirBnB.

Greg suggests early December General Membership meeting to hopefully reach quorum and elect members, move the date of annual meeting.

Consider moving to online quickbooks \$75/year (5 users) or possibly switching software. Or HOA can buy my laptop and we can continue with offline quickbooks.

New Business

Ken and Deborah report a dead fir tree that they think is in common area behind their house. 2815 Greentree. Greg will measure and we'll get GTS to remove it. Ken doesn't want the firewood.

We need to update Quickbooks and Email/address lists. 1) figure out who we don't have correct addresses for. 2) go to Deeds & Records and find contact info. 3) Have working meeting to decide all that. Is there user level control for editing/viewing?

Greg motions to Kareli Armenta Vice President of the HOA. Sean seconds. Kareli abstains. Two in favor. Kareli is now VP of the Somerset Hills III HOA.

#### Good of the Order

The meeting was adjourned at 7:52.

Next meeting we need to vote to approve that person's door painting job.

Minutes recorded by:

Sean Fontenot

Secretary and Treasurer