

HOA Annual Meeting – 9/30/08

Debi Williamsen, Shalia McPherson, Ajay Sreenivas, Debbie Quackenbush, Kiran Chopra

Garrett Quackenbush, Al Orendorff, Property Manager, Mark Biddison, Attorney

Marc Arnold, Mike Atkins, Tony & Carla Boselli, Renae Dahiya, Steve Flannery, Mike & Heidi Grothus, David Kachensky, Dave Knudtson, Steven Lenger, Herb McPerson, Delaine Orendorff, David Riegel, David Edwards, Maryann Ruck, Robert Searls, Erin Sharp, Gaythia Weis, Greg Wickline, Bob Williamsen

Intro of current Board and meeting starts at 7:06

We have a quorum with HOA members and Proxies

**Budget:**

Ajay reviewed the 2007 budget and discussed the 2008 Budget and 8 year plan.

Ajay called for a vote. No one opposed the Budget and it was approved.

**2007 Accomplishments:**

The Property Manager discussed the 2007 Accomplishments. They are as follows:

- **Irrigation Infrastructure** - Installed electric panels & controls to support new pumping system in wet well
  - Install pump in well replacing failed Grundfos pump located in pump house
- Initiated transfer line project (West Pond ) –
  - install 3 water meters
  - drain valves
  - anti backflow valves
  - two 3 inch lines and one 4 inch line east and south of pond
  - low voltage wiring to support relocation of Clock 1 to pump house
- **Monuments**
  - Replace lighted street signs in 10 monuments

- **Underdrain** - Completed final grading, reseeding, restoration of outlot (between Sawtooth and Niwot Rd ) following repairs to underdrain
- **Tree Removal** - Removed fallen tree which crossed Whiterock Ditch adjacent to treehouse
- **Pond 2 / Water Tank Hill** - Constructed larger berms around new trees at top of hill
  - Completed repairs of irrigation system covering the hill & tree drips
  - Complete final grading, reseeding, restoration of outlot north & east of Pond 2

### **Somerset Attorney – Mark Biddison**

We have 3 subdivisions in Somerset that have been combined to form the existing Somerset. Many inconsistencies remained between the initial covenant documentation. SB100 was passed by the Colorado State Legislature in 2006 and SB89 in 2007. Mark and the Board have spent two years reviewing the covenants in an attempt to unify documentation throughout Somerset and preparing and merging Somerset documents to make them consistent with SB100.

All homeowner will be able to review the proposed documents prior to voting on them. The board' s goal is to have the revised documentation approved sometime in 2009.

The existing covenants along with the proposed changes will be posted on the web site for all to review, along with Mark Biddison' s phone number and email address should a homeowner wish to contact him. At the end of the process, a final revision of the changes will be posted on the web site and ballots sent to each resident household for a vote. 67% of the homeowners will need to approve covenant changes before the changes can go into effect.

A question was asked about a red-lined version to be sent to homeowners. Given the fragmented state of the original documentation, this is difficult to do, and therefore expensive. Mark will need approval from the Board to authorize the expense to put the summary together. If the Board wants him to do comparisons, it will be a huge undertaking and expense.

There was some discussion about the covenants regarding litigation and alternative dispute resolution. Also a concern about what is process to change rules. Shalia McPherson encouraged homeowners to come to the monthly meetings to discuss issues. The meeting dates are always posted on the web site and all homeowners are

welcome to come and speak up. The Board is committed to keep all homeowners involved and several information meetings will be scheduled.

Shalia McPherson introduced the Firethorn crew and thanked them for all of their hard work .

Concern was expressed about the deterioration of the monuments at Hwy 52. The 2008 budget has money allocated to the Hwy 52 monument, however; this was just for minimal maintenance. If an upgrade is required, a homeowner suggested that perhaps it could be funded by donations from the residents.

Pathways were discussed and some residents would like to see areas that have been lifted by tree roots repaired. Affected areas are primarily along the Sawtooth walking path and the path next to the Dahiya property.

### **Nominations and Voting:**

Shalia McPherson asked if there were any nominations from the floor for Board positions by the homeowners. There were none. Mike Atkins sent the Board his Bio, prior to the meeting, and his desire to be on the Board. Ajay Sreenivas is also running for another term. Shalia McPherson called for a vote. The votes and proxies were counted and Mike Atkins was voted as a new Board Member.

Meeting adjourned at 8:45 p.m.