

Board Meeting on July 30, 2009

Board: Mike Atkins, Dave Edwards, Debi Williamsen

Property Manager: Al Orendorff

Attorney: Mark Biddison

Community: Debbie Quakenbush, Garrett Quakenbush, Ryan Quakenbush, Ron Brotzman

ACC: David Knudtson

Meeting started at 7:06 p.m.

Minutes: Dave Edwards moved to approve April Minutes and 2nd by Debi Williamsen

Property Manager' s Report

July 28, 2009

We have 4 homeowners delinquent 90 days or more for HOA **dues** – as of June 30, 2009, and \$15,572.50 as of July 28, 2009. Note: - Of this amount, \$9,862.50 is covered in liens filed on properties noted below.

We have 2nd filed liens on the Daylilly and Strawberry Court properties per direction of the board.

Operating account bank balance **\$42,489.21** as of June 30, 2009. - **\$62,493.60** as of July 28, 2009.

Account' s receivable= **\$ 41,465.00** as of June 30, 2009. - **\$15,572.50** as of July 28, 2009

Landscape:

Investigative work on the wiring is nearly complete. Some of the monument wall lights will be converted to outlets to supply power for seasonal decorations.

All ground lights at Hwy 52 entrance have been reconditioned with new halogen lighting. Lights were repaired at Greenwood and investigative work needs to be done on a monument light on Cranberry.

Over the next few weeks, the Somerset signage on the walkways and path entrances will be replaced, and all path posts repainted.

The repairs to the outlet at Dry Creek are nearly completed; just need to add an extension at the outlet that drains into Dry Creek.

Work on the replacement of the enclosures at the S&T Club is underway. The old structures have been removed, debris disposed of and the structural framing work is currently being done. Extra work and effort is required here due to the discovery of sandstone and cement that will need to be removed. (Jack hammers required). We expect to complete this work by early August.

Main line repairs were completed on Longview, and a new valve replacement at Bellflower.

Contacts:

Mario Beekes forwarded a letter requesting the HOA re-look at fencing options along Longview Drive. The fence boards that the HOA installed are a different color than the other older boards on the fence and Mr. Beekes would like the board to either replace these or stain them to match existing boards. Mr. Beekes does not like the “old and tired” look. His letter was sent to the board for full review, comment and response.

A Firethorn Court resident is concerned about the number of cars and trucks parked on Firethorn Court.

Treasurer' s Report:

Dave Edwards verbally presented the Treasurer' s Report

ACC Report:

New owners of Weiss home submitted for an ice rink.

Lee and Mary Erb continuing with their work on Greenwood.

ACC will discuss what color paint or stain they would like to put on the enclosure to the dumpster and get back with us.

Daylilly and Strawberry properties both have liens on them to cover work to mitigate issues and grass. Received notice that on 9/9/09 there will be an Anderson auction.

Riegel roof - There is an agreement for Mike Atkins to sign. Check was received for \$3,050. \$2,500 for variance and \$550 in attorney fees.

Miscellaneous:

Discussed the Beekes issue with regards to green stain to match the existing boards. Board agrees we do not want to set precedence. One option would be to take boards from another area that does not face a property and swap them. ACC will talk to Mario when he returns from vacation. If we have to match the boards, the Board will ask Mario to compromise and pay for ½ the cost.

Covenant Revisions Signature Status Updates – We are considering mailing out a separate signature page to the home owners and ask them to get it notarized. Al Orendorff will ask the bank, in Niwot, if their notary can notarize as a service to us. Mike Atkins and Mark Biddison will draft a letter. Dave Edwards will ask his office if their notary can help.

Independent Decision Maker – Al Orendorff will contact the Trade Association of HOA.

Mr. Brotzman brought up the maintenance vehicles at the Garrett residence and within Somerset. He and other neighbors are not happy that commercial vehicles are parked on residential property. Debbie Quakenbush explained that these vehicles are out there to maintain the Somerset developments. Firethorn has been working for 6 years to bring Somerset to an excellent level and has helped to maintain property values. There will be further discussion to resolve this issue.

Boulder County Road Letter – All Board members read the letter and decided to have a representative show up at the county meeting and tell them no. Mark Atkins and Mike Biddison will go the meeting.

Swim and Tennis Club Access – Kids are in the pool after hours and cars are being left in the parking lot. We need to look into adding larger chains and putting up signage.