

**Somerset Homeowners Association**  
**Annual Meeting**  
**Wednesday, June 10, 2009**

**Board:** Debi Williamsen, Mike Atkins, Shalia McPherson, Ajay Sreenivas, Debbie Quackenbush

**Property Manager:** Al Orendorff, **Legal:** Mark Biddison

**ACC:** David Knudtson: **Landscape:** Garrett Quackenbush

**Homeowner attendees: (either in person or by proxy)** Alcalá/Maher, Altman, Amirani, Arnold, Assouad, Atkins, Beekes, Choprs, Cooper, Copenhaver, Dahiya, Dancik, DeWitt, Eggers, Grampp, Grothus, Hartin, Johnson, Kachensky, Lindau, Reuter, Riggs/Edwards, Ruck, SanderSearls, Sharp, Skarzynski, Stewart, Uhler, Waters, Wickline

**Meeting started at 7:10 p.m.**

**Proof of Notices:** Debi Williamsen

**Welcome Remarks:** Ajay Sreenivas

**Annual 2008 Minutes:** Motion to approve minutes by Shalia and 2<sup>nd</sup> by Mike Atkins

**Mike Atkins:** 2009 Budget - No objections to the 2009 budget, therefore it is approved.

**Garrett Quackenbush:**

**2008 Accomplishments:**

- Installed new head gate - Boulder and Left Hand Ditch
- Highway 52 entry -
  - cleaned up electrical wiring
  - repair & rewire post light
  - repair ground lights
  - clean & polish brass lettering
  - redo stucco on monuments
- Longview - turf area south of Whiterock Ditch (grassy knoll)
  - rehab storm drain area - install rip-rap rock
  - clean out / trim planter areas
- Cattail monument lighting - locate, excavate, repair underground wiring fault

- Loop path (Longview to west pond) - correct multiple wiring faults in irrigation loop

- Underdrain - locate and clear outfall at Dry Creek

**Planned items for this year:**

- Electronic controls - cycle pumps to reduce power consumption

  - Waterfall pumps

  - Estates irrigation pumps

    - Transfer line - continue project

    - Repaint & Re-roof Pump-house @ West Pond

- Irrigation clock replacements

  - Niwot Rd at Longview

  - Niwot Rd at 83rd Street

    - Replace dumpster and electrical enclosures adjacent to Club parking lot

    - Investigate / install throttling valve on pond 2 waterfall

    - Documentation – continue

- West pond - backfill & landscape east side of west pond

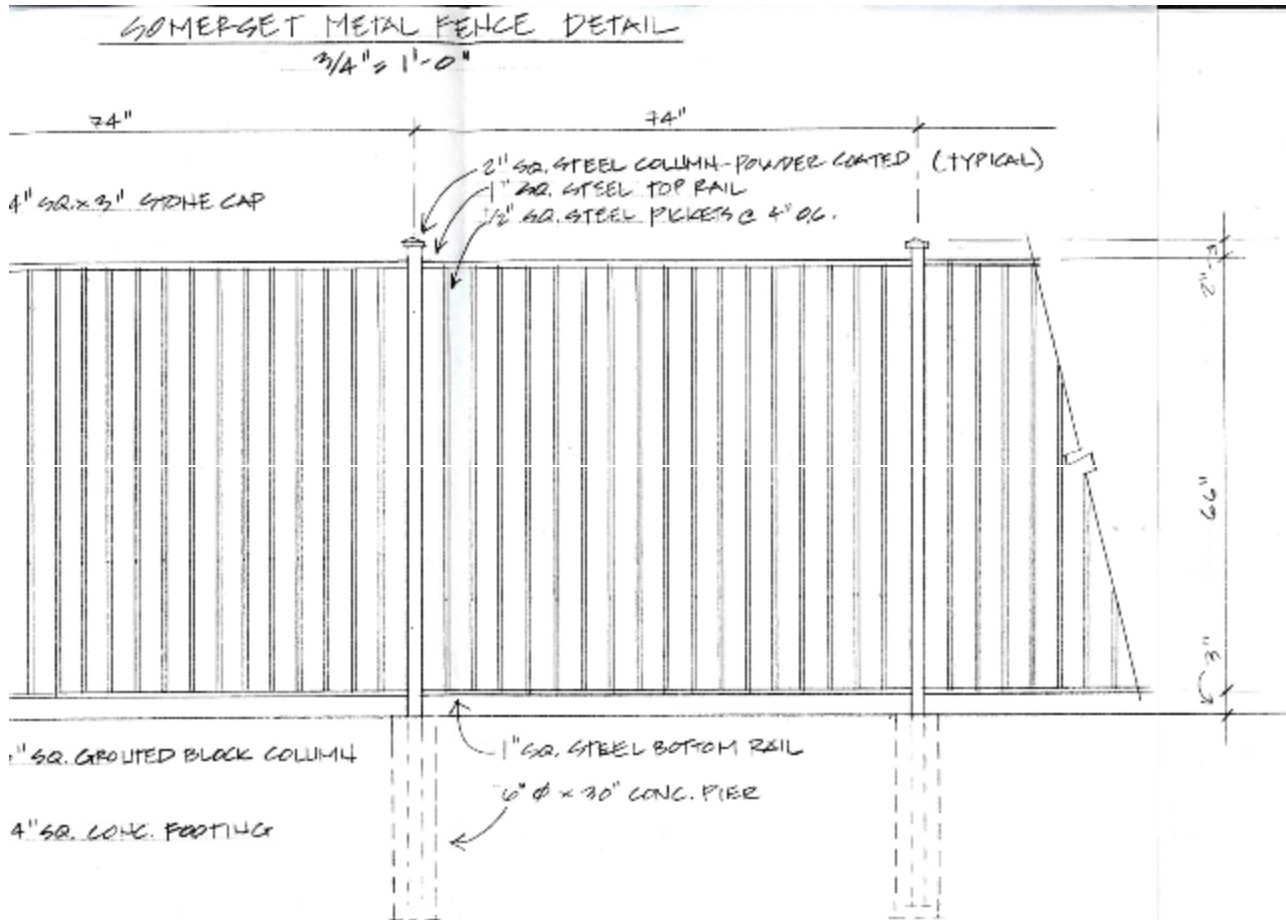
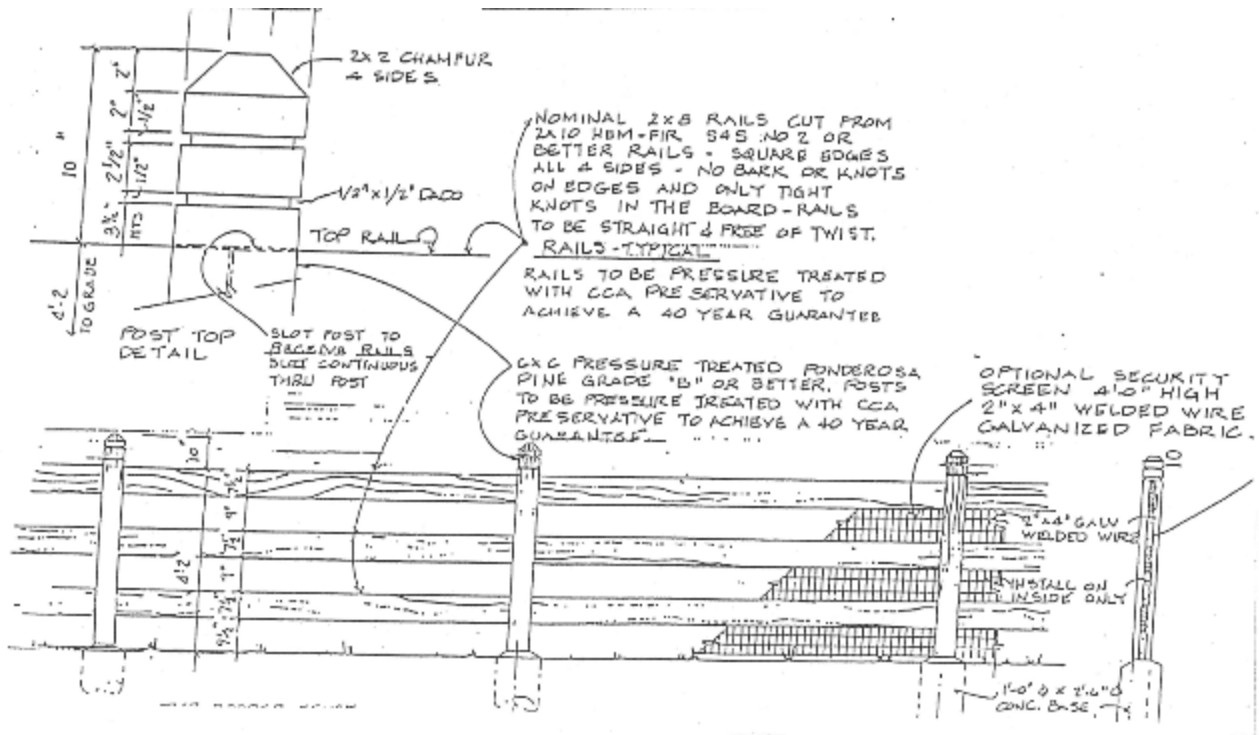
**Mark Biddison:** Covenants, Articles of Incorporations. There needs to be a change to Amendment #6. Change the 75% to 67% .

**ACC: - Dave Knudtson:** Fence standards

### **Fence Standards**

1. The goal is to maintain the openness and minimize the visual impact of fencing between sites.
2. It is preferred that the sites are not fenced at all. However, it is realized that some parents want to contain children and pets within their yard. Therefore perimeter fence enclosures, which contain the rear and side yards up to the front plane of the residence, are generally accepted.
3. Only one fence between adjoining properties is preferred and residents are encouraged to share a common fence. However, when that is not possible, the second fence of different design is to be spaced a minimum of 5 ft from the first and landscaping materials planted between the fences to screen the dissimilarities.
4. The fence location and type is to be described by the owner on a drawing submitted to and approved by the Architectural Control Committee before fencing starts.

5. Fence design and materials is to be as detailed in the attached drawings.
6. No metal fencing can be substituted for road perimeter and subdivision perimeter fencing.
7. The color of the Somerset perimeter wood fencing is the result of the manufacturing process. The pressure treatment with CCA preservatives weather to a silver gray green color. The fence color for perimeter wood fencing is to be identical with the Subdivision fence color.
8. The color of metal fencing should be a dark gray or black; light colors are not permitted. Either coated aluminum or iron material is acceptable.
9. If the homeowner wishes to include masonry piers in the fence design for the property, the piers must be installed in accordance with the site-specific soils engineering recommendation. In most instances, the recommendation will be for a concrete pad, spread footing or caisson. The purpose of the engineered foundation is to avoid having the masonry pier tip or tilt as the result of utilizing a foundation, which does not properly recognize the soil specification and condition.
10. The stone caps are required for the masonry posts as they represent a unifying element between fence posts of different brick colors. Adjacent homeowners are encouraged to work out any difference they have with respect to brick selection.
11. Wherever sewer manholes are located within the owner's property line, the owner shall provide a 10-foot wide gate or easily removable fence rails. This gate is for Niwot sanitation District access to the sanitary sewer approximately every three years for general sewer clean out.



Questions and Answers – Fence standards

**Board Members Vote:** There is 1 vacant seat – Shalia will stay another year.  
David Edwards volunteered for 1 year and Steve DeWitt 2<sup>nd</sup> the nomination.

**Meeting was adjourned 8:30 p.m.**