

Board Meeting on Monday April 13, 2009

**Board: Debbie Quackenbush, Ajay Sreenivas, Debi Williamsen; Mike Atkins
Attorney: Mark Biddison, Property Manager: Al Orendorff**

Community: David Riegel

ACC: Steve Flannery

Meeting started at 7:06 p.m.

Minutes:

Move to approve the revised February board minutes by Mike Atkins, - 2nd by Debi Williamsen

Move to approve the March board minutes by Mike Atkins, - 2nd by Debi Williamsen

Property Manager' s Report

April 9, 2009

We have 99 homeowners who still owe **Q2, 2009 HOA dues** – as of March 31, 2009. – **48** homeowners as of April 9, 2009. We have 5 homeowners also owe Q1, 2009, while 1 owner owes for 4 quarters now.

We have filed liens on the Daylilly ad Strawberry Court properties per direction of the board.

Operating account bank balance **\$57,534.24** as of March 31, 2009. - **\$64,442.07** as of April 9, 2009.

Account' s receivable= **\$ 34,375.00** as of March 31, 2009. - **\$17,450 00** as of April 9, 2009

The Q2 payments are not yet delinquent. Statements were also sent on all delinquent accounts by the end of the month.

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.

The ground lights are being re-conditioned with halogen fixtures that will provide better light to the Hwy 52 entrance. This will take a few weeks to complete in an attempt to keep some lights working at each monument.

The northeast Cattail monument that has been out had broken underground wiring. The problem was repaired and now all lights in the development are working.

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

The board has approved the replacement of the enclosures at the S&T Club that have deteriorated significantly. This work has yet to be scheduled, and will be done in the next few months, (as schedules allow).

The repairs to the outlet at Dry Creek are nearly completed, without the need to dig up and replace major sections.

Other:

The documents transferred from the developer were reviewed for accuracy and exceptions noted. A list was forwarded to all board and ACC members. We will combine these with the other HOA documents, catalogue and place into storage.

John McGraw is working on a second transmittal for the HOA, specifically on files that Bob Perletz had regarding landscaping. This should be complete late in April and once received will be verified, catalogued and included in with the other documents in storage.

We have received bids from Firethorn regarding the stream from Somerset to the Eagle pond, adding flowers to the entrance to the Swim and Tennis Club and the cost for closing up and regarding the Daylilly property. We will need a decision from the board as to which projects to do.

The bids are as follows:

Stream to Eagle Pond	\$ 1,285.50
S&T Entrance	\$ 1,342.00 - \$1,550.00
Daylilly safety clean up	\$ 5,930.00

The Fox Haven HOA president has responded to our email and is willing to pay the cost of re-work or replacing the Pawnee lights. I suggest that the ACC meet with Mr. Quigley to determine how best to proceed.

Firethorn plan to start the construction for the transfer line bridges over the next few weeks. This will be a major undertaking as masonry bases need to be constructed on each side of the ditches before fabrication of the bridge starts. We have already purchased the steel for the bridge. The primary work will be in the fabrication and installation of the bridge structure.

Contacts:

Mario Beekes forwarded a letter requesting the HOA look at fencing options along Longview Drive. The fence boards that Mr. Beekes marked with an X are a different color than what is currently installed and Mr. Beekes would like them all to match. This would require a complete re-fencing installation. Mr. Beekes does not like the “old and tired” look.

Mr. Beekes also concerned about potential document changes.

His letter was sent to the board for full review, comment and response.

Rena Dahiya inquired about reserving the volleyball court area for a picnic in the future. Although the board has no formal procedure here, it was suggested that she notify the board of the date requested and post signs in the area the day before the event. The property manager supported this process.

Board Discussion of Report:

Mike Atkins motioned to approve the Daylily Safety Clean-up with funds to be pulled from the reserve if required – Debi Williamsen 2nd – Passed with Debbie Quackenbush abstaining due to potential conflict of interest.

Since the entrance was cleaned up last year and mulch added, it was decided to leave the entrance to the S&T as is for now.

ACC – Steve will contact Fox Haven to review lighting options at Pawnee entrance.

Somerset Homeowners Association Treasurer's Report April 13, 2009

For the Quarter Ending 3/31/09:

- For the quarter ending 3/31/09, SHOA generated \$76,951.44 in revenue (99.3% of YTD budget) and incurred \$25,078.16 in expenses (52.7% of YTD budget), resulting in net income of \$51,873.28 (173.4% of YTD budget).
- Through 3/31/09, actual expenses are \$22,519.84 below YTD budgeted expenses.
- Major expense categories include:
 - Administrative (\$8,593.22, or 67% of YTD budget)
 - Repairs (\$5,440.91, or 320% of YTD budget)
 - Landscape Maintenance (\$4,963.38, or 71% of YTD budget)
 - Utilities (\$3,561.75, or 95% of YTD budget)

- Total assets as of 3/31/2009 are \$103,621.63
 - \$57,534.24 in checking account
 - \$26,771.50 in reserve fund
 - \$20,015.89 in legal defense fund

Treasurer' s report approved by Debbie Quackenbush, - 2nd by Debi Williamsen

Landscape Report

New sidewalk at telephone exchange added by the county and Garrett suspects that the county will be adding a cross walk.

The Dry Creek under-drain work was 95% completed without the need to dig up the entire underground line. Just need to add an extension to have the water discharge into the creek.

The weeds and brush clean up is not added as an expense for the 2009 budget. We may want to consider taking from another part of the budget; possibly from tree maintenance. Homeowners are responsible to the center of the stream. Perhaps they should pay for ½ and the board pay for ½. Ajay will generate a letter indicating this is what we would like to do.

ACC Report:

Two projects:

Steve Dewitt building on Somerset Drive – Plans complete, house fits nicely ..34 ft high. Expect to have approval shortly. Steve DeWitt will not start construction immediately. Could take up to 12 months before he starts and will take approx 12 months to complete – 9600 sq ft.

Lee Erb on Greenwood – Mr. Erb is re-doing some landscape on the north side of the property, adding a small garden house. Drawings are still in progress, but will blend with the existing home structure.

ACC sent two letters to LELA regarding the landscape of the rear property with no response..Need to send notice of hearing. Steve Flannery to send board copies of these letters, if the situation has not been addressed, the property manager will send a hearing notice to the owner.

Community Input:

Dave Riegel wanted to discuss his roof issue; however he was advised that the board cannot discuss this roof issue in public meeting due to attorney, client confidentiality. – Mark Biddison did attempt to contact Mr. Riegel' s legal council, however, he was not available. Mr. Riegel was advised that the board would be willing to meet with him and his attorney in an executive session.

Additional Discussion:

Motion to approve fence standards, Mike Atkins, - 2nd Debbie Quackenbush

Motion to approve the declaration Debbie Quackenbush, - Mike Atkins 2nd

2009 budget – motion to approve, Mike Atkins, - 2nd Debi Williamsen

Annual meeting – Mark Biddison will be away from May 13th to 20th

Target date for the annual meeting – Wednesday May 27th, or Tuesday 26th.

Documents required for mailing to homeowners:

- resolutions articles of incorporation and covenant change
- annual notice letter
- two open spots – need to confirm if Shalia is running
- budget
- proxy
- ballot
- financial over

The property manager will review previous years deliverables and advise.

Meeting was adjourned at 8:50 p.m.