

Meeting called to order at 7:07 p.m.

Board: Shalia McPherson, Debi Williamsen, David Edwards, Ajay Sreenivas, Mike Atkins

ACC: David Knutson

Community: Garrett Quakenbush, Ryan Quakenbush

July Minutes: Motion for approval by David Edwards and Ajay Sreenivas 2nd

Property Manager' s Report

August 31, 2009

Operating account bank balance **\$59,666.75** as of July 31, 2009. - **\$32,947.37** as of August 31, 2009.

Account' s receivable= **\$ 15,247.50** as of June 30, 2009. - **\$13,522.50** as of August 31, 2009.
Five homeowners are two or more quarter' s delinquent (includes the two properties where liens are filed)

Defense Account as of July 31, 2009 = **\$20,038.79**

Reserve Account as of July 31, 2009 = **\$26,915.39**

We have 2nd filed liens on the Daylilly and Strawberry Court properties per direction of the board, totaling \$9,862.50. As per notification from the County, these units are scheduled for auction in September. Upon or prior to closing, it is expected that the HOA will be paid the funds owing.

Landscape:

Trimming of Blue Spruces over the sidewalks on Longview has been completed.

One monument light on Cranberry needs to be replaced as in continues to burn out bulbs in about 2 weeks time.

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 has been completed. We need to secure color direction from the ACC before they can be painted.

Extra work and effort is required here due to the discovery of sandstone and cement that will need to be removed. (Jack hammers required). The height of the dumpster enclosure was raised to ensure the dumpster would remain out of sight.

The irrigation clock at Cherry was deactivated and the control lines diverted to the new clock at Bellflower.

Contacts:

Mario Beekes is awaiting response on the fencing concerns raised earlier. Mario was also concerned about two sprinkler heads at the corner. One was in rocks and the other was spraying the monument. These heads were capped. Another concern raised was that the Blue Spruce trees were blocking the sidewalk. These trees were trimmed to alleviate the concern.

Heidi Grothus emailed with concerns about weeds by the 83rd entrance. Firethorn investigated and treated the affected areas.

Alan Erickson called regarding a non operating irrigation zone on the Niwot Loop trail behind his house. I advised that this zone is off due to a valve leak and will be replaced sometime later this year.

Rob Schmeidler was directed by County to secure ACC approval before they will issue a building permit to re-stucco his home. ACC was contacted and is handling.

The County also contacted that SHOA advising that the Becker's are seeking approval for solar panels. The County will not issue a permit until ACC approval has been granted. ACC was requested to follow up.

Treasurer's Report:

August 31, 2009

July net income was \$19,884

Year to date:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Income:	\$161,008	\$159,815	\$1,113
Expenses:	109,634	149,078	-39,454
Net:	51,385	10,817	40,468

The main reason for the larger positive variance relates to capital expenditures that were budgeted but not implemented (\$31,500). Landscape maintenance and repairs are other categories with significant variances, but the positives and negatives approximately balanced each other.

Accounts receivable remain about the same with the Holgorsen's being more than half of \$51,248.

Assets total \$105,621 with \$59,667 in checking/savings and \$26,915 in the reserve fund.

Irrigation:

Garret installed a new clock on Bellflower and just put 2 zones on that clock.

Cleared thistle around the ponds.

Replaced 3 valves on Longview and one across from Goldbranch. Did multiple head replacements, approx. 40.

End of Greenwood island, by the sculpture, was not getting irrigated. Roots were pinching off the line, so they fixed it.

ACC Updates:

Nooshin, Cherry Court nearly approved.

Renee' s and Surinder' splans almost completed. Waiting for final print to approve rocks.

Nothing new on Beekes fence issue.

Becker - solar panel are still outstanding; they have not submitted.

Sara and Jeff Armani on 6900 Pawnee - replacing tree from diseased tree and it has been approved.

Strawberry Lane - putting stucco on a house and that is ok.

Community Input:

None

Firethorn

Concerns have been raised about Firethorn Maintenance because some believe it is a commercial business being run in a residential area. They are concerned about issues regarding trucks and trailers parked on the property, employee vehicles parked on the street, mowing hours, utility vehicles and mowers driving up and down the street, and the noise from fixing equipments.

The Board is looking for a solution for all parties. The Quakenbush Family has donated many family hours and Firethorn has been a great asset to Somerset, but are sensitive to the neighbor complaints.

Garrett and Ryan request we set guidelines and they would follow them.

The Board discussed the possibility of parking at the Swim and Tennis Club, renting space for the trailers and utility equipment, and the option of putting a shed at the top of the hill.

The Board will discuss this in more detail at an executive session.

Action Item: Al will set up the executive session.

Covenant revision signatures:

We have not made any progress collecting notarized signature sheets. We need to do a separate mailing and Shalia will look into notary renewal. Mike will do cover letter. We are considering hosting an event to do this at Swin and Tennis location.

Independent Mediator:

We are making some progress. Al will have more information at the executive session. He will get names, resumes and costs.

Mark and Mike will attend the County Road meeting on September 10th.

There needs to be a solution to the Swim and Tennis Club parking lot issue. We can offer to trim the bushes for a fee. Maybe need to remove and replace bushes because they may look brown after trimming. Should there be a larger chain or possible gate? Whatever is decided must be approved by the ACC.

Other Issues:

Strawberry and Daylilly - 9/9 and 9/13 auction dates.

New business:

None

Meeting adjourned at 8:53 PM