

**Board Meeting on Monday November 2, 2009**

**Board: David Edwards, Debi Williamsen; Mike Atkins, Ajay Sreenivas**

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

**Community: Garrett Quackenbush, Ryan Quackenbush, Debbie Quackenbush, Geoffrey Waters**

**ACC: David Knudtson**

**Meeting started at 7:07 p.m.**

**Minutes:** No minutes available for approval. September minutes will be approved at the next meeting

**Property Manager's Report**

October 25, 2009

Operating account bank balance **\$18,316.09** as of Sept 30, 2009. - **\$21,563.26** as of October 25, 2009.

Account's receivable= **\$ 46,542.50** as of Sept 30, 2009. - **\$21,492.50** as of October 25, 2009. Eight homeowners are two or more quarter's delinquent (includes the two properties where liens are filed)

Defense Account as of September 30, 2009 = **\$20,042.82**

Reserve Account as of September 30, 2009= **\$26,971.20**

It appears as though the units on Strawberry and Daylilly that have liens totaling \$9,862.5 and that were scheduled for auction in September have been delayed. I have not been notified as to the new auction date and will advise the board once they have been re-scheduled.

**Landscape:**

Looks like we need to replace at least two light fixtures in monuments at Snowberry and Cranberry, Several monument lights need new photo cells. Currently searching for a source for these lights and will replace ASAP.

Underground leak at the entrance to Longview require the HOA to have another 6" sleeve put in to allow the main irrigation line to go under Pawnee. We had two additional 1.5" pipes installed. One to hold the irrigation control lines and the other for the 110V power line to power the light on the south side of Pawnee. A second spare line was also pulled though in case it is needed in the future.

The lights at Pawnee need to be replaced as it appears as though the south lamp was hit by lightning. Have advised the ACC and Steve Flannery is looking into replacements.

The ditch water supply is down and we have shut down the system for the year. Both the Indian pond and upper water falls have been turned off. If the ditch water starts to run again this year, we will ensure all ponds are filled.

**Contacts:**

Vicki Fitzgerald inquired about the annual meeting minutes posted as well as inquired about the potential for a utility building at the S&T Club. I informed her that the annual minutes could not be posted until approved at the next annual meeting and encouraged her to attend the next board meeting on Nov. 2<sup>nd</sup>.

**Additional update:** Left Hand Water is working on the water tank at the top of the hill and will be using a temporary pump to supply water to the upper portion of the estates while they do the work. It was estimated that this work will take 7-10 days.

**Somerset Homeowners Association  
Treasurer's Report  
September 2009**

November 2, 2009 Meeting

September net income was -\$10,449 vs. budgeted \$10,289. Income and expenses were both close to budget.

| <u>Year-to-date</u> | <u>Actual</u> | <u>Budget</u> | <u>Variance</u> | <u>% of Budget</u> |
|---------------------|---------------|---------------|-----------------|--------------------|
| Income              | 185,192       | 190,575       | -9,105          | 96.9               |
| Expenses            | 170,094       | 189,031       | -13,937         | 9.26               |
| Net Income          | 10,987        | 2,084         | 8,014           | 486                |

Accounts receivable have increased to \$46,543, mostly due to delinquent dues. Property liens total \$9,863. (AR decreased to \$21,493 in October.)

Reserve account is \$26,971, essentially unchanged.

Bank balance is \$18,316.

Treasurer's report approved Motion by Ajay Sreenivas 2<sup>nd</sup> by Mike Atkins

### **Landscape Report**

The irrigation system has been blown out and is now winterized. The broken pipe under Pawnee street needed to have a new sleeve installed. We pulled 2, 1.25 lines (1 for irrigation control lines and the other for 110V post lamp wires) and 6" sleeve for 3" main line. In removing the old wiring, two splice areas were found in conduit under the street and the 110V line was shorted out. Initially both 110V and low voltage control lines were inserted in the *same sleeve* with the irrigation line. The holes will be filled in once the ground dries a little more. Probably by the end of the week.

### **Meeting with Firethorn:**

Here are the results of the meeting with Ron Brotzman, Garrett Quackenbush, Mike Atkins, and Al Orendorff.

1. Trailers will not be in the driveway.
2. Driving mowers down the street to the house for lunch, while working in the area is not allowed. However, driving mowers through common space behind the house is not an issue.
3. The Polaris and Bobcat are acceptable, they just do not want to be seen and can be kept in their garage
4. Hours of operation will mirror that of construction contractors in the development - HOA to investigate and define for the entire development.
5. Operation of the Bobcat and Polaris is allowed "after hours" based on emergency exceptions.
6. The covered irrigation trailer can be stored in the garage as well.
7. All personal vehicles can be parked outside
8. Employees cannot park either on the street or in the Quackenbush driveway, they must park elsewhere.
9. All visual "appearances" of a commercial operation will be removed, which should be achievable by the above conditions.
10. The timing for these changes is not immediate. Firethorn is allowed to complete the 2009 mowing season, however starting the 2010 season the above terms and conditions will be in effect.

11. Firethorn will review the cost impact of these conditions and provide an overview of the additional cost for the HOA to review. The HOA agrees to allow a cost of service increase that will cover the HOA's portion of the increased expense.

### **ACC Report:**

ACC Monthly Report  
Nov 2, 2009

### **Submittals**

There have only been three new applications for Approval submitted and three completed from August 1 thru October, 2009. Below is the Outstanding Submittal report highlighting the five submittal statuses.

### **Approved Submittals:**

The Becker Solar system was reviewed by DeWitt and approved for their new house.

Landscaping for Lela Design's new house on Cherry court was approved and executed. Work closely with neighbors to make this project work. One very big tree was planted that neighbors were not pleased with but was not in view corridor, so nothing could be done.

Schmiedeler's redo of their stucco on Strawberry Court was approved.

Zelier roof on Pawnee Lane reviewed by Knudtson and approved

### **Outstanding Submittals:**

Still need final landscape drawings from the Dihaya's.

### **ACC General Status**

Outstanding Actions or Issues:

- ? Flannery has completed his work with Mario and the Board (Mike Atkins) on how to correct the new fence boards so they match the surrounding fence. Agreement has been reached with the Board and Mario on the economics. Given agreement, it was asked that new boards be procured and placed into the fence.
- ? There have been requests to better water and trim some of the common property Cottonwoods to save them from dying and to make them look healthy again. - Knudtson
- ? Working with Richard Quigley to see if we can appropriately direct the light from the two street lamps downward to the street, eliminating the glare of the lamps from neighboring houses. The street lamps are located at the entrance of Pawnee Lane at Longview. We will be looking for a lamp that throws the light down and fits on the current post. - Flannery
- ? There is a problem with an outdoor chimney emitting smoke that is being blown into other houses. ACC will look into a solution with the owner.

### **Strawberry and Daylilly Court Properties:**

Both were up for auction, then postponed. Both are in limbo and we are accruing dues. No set date for auction. We are going to keep recording liens, so we can recoup due at recordings. There are 2 liens per property and are good for 6 years.

### **Community Input:**

Geoffrey Waters: S&T Club plan to change lock system. Want HOA to put electronically controlled gate to the parking lot. Non residents are using the parking lot for other than HOA business and creating a nuisance. Estimated cost would be around \$5K... The S&T Club is looking for the HOA to assist in the S&T parking area.

Garrett addressed the board and provided background of the services he and his family have provided over the past 7-8 years. The work was done at a significantly reduced rate. It was estimated that this work saved the development over \$700K during this period in time. This savings equates to about a \$53.00 per month per homeowner over the same period in time.

Garrett indicated that his service rates will reflect more accurately the industry market rates and Garrett strongly suggested that the board work to increase dues by approximately \$50/month to cover the cost requirements. Garrett would like to complete the work he started, however the cost of service will be increased to match competitive rates. If the board decides to use other services, Garrett has documents and pictures available.

During a fence discussion, Garrett suggested that the board create a policy regarding who is responsible for the common area fences.

### **Covenant Signatures:**

We need to post this on the web site. We should have a signature party and get those who attended the Annual Meeting to help. We will establish a place and time, after Shalia get her Notary. We will need 127 participants which is 2/3 homeowners. Mark will put a plan together to discuss at the budget work session.

### **Boulder County Roads:**

The first meeting with them was about structure and order and the second is for the Niwot residents to fund this project. We need to get a communication out to the homeowners and to other HOAs. Copy the Courier and ask them to get involved, along with Niwot business owners, Longmont Times Call, NBA, NAC, Pat Murphy and more. Debbie Quackenbush will also sign the letter.

### **2010 Initial Budget Discussion:**

The Board will have a meeting to discuss the budget issues during a separate meeting to go line item by line item.

### **New Business:**

None

**Meeting was adjourned at 8:44 p.m.**