

Meeting Date: December 9, 2008

Members: Mike Atkins, Shalia McPherson, Debi Williamsen, Ajay Sreenivas, Debbie Quakenbush, and Property Manger, Al Orendorff, Attorney Mark Biddison

Attendees: Gaythia Weis, Ron Sanders

Meeting started at: 7:05 p.m.

The minutes for November were approved. Motioned by Shalia McPherson – Mike Atkins 2<sup>nd</sup>.

### **Property Manager' s Report**

We have **4** homeowners who still owe **Q4, 2008 HOA dues** – as of December 9, 2008.  
(One owner owes for Q3, and Q4, 2008)

Operating account bank balance **\$13,347.33** as of December 9, 2008.

Account' s receivable= **\$ 1,474** as of December 9, 2008 for the 2008 business year. We have now invoiced for Q1, 2009, which brings the total accounts payable to **\$ 56,855.00**

Total funds available for balance of 2008 = **\$ 14,822.33** as of December 9, 2008.

### ***Landscape:***

Aeration and blow out of transfer line is now complete. All waterfalls have been shut down for the season.

Hwy 52 monument refurbishment is completed. New stucco was overlaid on the backing; the brass letters were removed and polished. Lighting is the main refurbishment to be looked at in 2009. We refurbished one ground light on the west monument by placing a halogen fixture inside the existing Kim fixture. This worked well and is significantly less expensive then replacing the Kim lights. We will work on refurbishing the other 5 lights during the winter.

Tree trimming completed on Longview lower end at next to the telephone exchange. A total of 10 trees were trimmed at a cost of \$1,500. More trimming is planned between Greenwood entrance and the Estates monuments in January 09.

The path grinding is planned to be done early in December. Firethorn is arranging to have a grinder brought in to the local rental company (Sunbelt).

The tree house at the ditch will be taken down by December 16<sup>th</sup> (per direction from the Board).

A temporary repair was completed to the transformer enclosure at the S&T Club that will hold the enclosure together until a rebuild is approved. We have investigated rebuilding the enclosures at the S&T club for the trash and power transformer. One solution presented would be to build a sturdier structure for both areas with an estimated total cost of \$4,000 out of cedar (unpainted). The other would be to build

basically the same structure with the overall cost not to exceed \$3,000 (painted). This project can included in the 2009 budget and completed early in 2009.

***Vandalism:***

Not necessarily vandalism, however; the fencing along the north side of Somerset Drive between Columbine and Primrose was damaged by a vehicle that ran into the fence. Unfortunately, the person responsible did not contact the HOA to arrange for repair. The incident was reported to the Sherriff and a report taken (08-7057). This is actually a hit and run. The Sherriff is investigating. If the person responsible is found, we can be reimbursed for the cost of repair.

Firethorn has taken away the damaged wood and will have the fence repaired by December 18<sup>th</sup>, weather permitting).

***Other:***

Rev 1 of the 2009 budget has been prepared and submitted to the board November 15, 2008. There is no shortage of projects for the board to review with the largest being the transfer line. Other potential projects for consideration are: replacement of fencing at S&T enclosures (est.\$3K), correcting the drainage on Sawtooth outlot, including adding drain pan, replacing lights at Hwy 52, uncovering and refurbishing the various planter areas primarily along Niwot Rd, refurbish Greenwood and Niwot Rd monuments, lighting at 83<sup>rd</sup> monument, path repaving, etc.

Transfer Line Update: Estimate boring under both Greenwood & Longview will be \$13K - \$16K based on 4 bids received. Trenching and 4" pipe will need to be laid along the access road and up the hill from Longview to Primrose.

We have the bridge steel material purchased – need to fabricate. Need to install concrete bridge supports for bridges and trench remaining channel to install the balance of the transfer line. The plan is to repair the swale on the area from Longview to Primrose at the same time. Garrett will provide an estimate of the cost to complete the transfer line. We plan to start the bridge construction for the transfer line this winter.

***Contact Log:***

Mario Beekes requested the HOA replace several boards in the fence along Longview Drive.

Marc Arnold commented on the improved look of the Hwy 52 entrance.

**Treasurer' s Report**

- For the month of November, SHOA \$2,500 in revenue and incurred \$13,956.34 in expenses, resulting in net income of (\$11,456.34).
- Year to date through 11/30/08, SHOA has generated \$222,993.69 in revenue and incurred \$203,797.93 in expenses, resulting in net income of \$19,195.76.

- Through 11/30/08, actual expenses are \$19,337.23 below budgeted annual expenses, and represent 91% of budgeted expenses.
- Major expense categories include:
  - Landscape maintenance (\$71,855)
  - Landscape enhancement (\$15,049.11)
  - Maintenance (\$15,227)
  - Repairs (\$22,619.76)
  - Administrative (\$36,877.42)
  - Capital Expenditures (\$24,266.78)
  - Utilities (\$17,902))
- Total assets as of 10/30/2008 are \$60,601.42
  - \$46,603.38 in reserve account, of which \$20,000.00 is dedicated to the legal defense reserve
  - \$14,723.04 in checking account
- \_\_\_\_\_

ACC: Solar panels on roof issue – We have had at least two homeowners submit for ACC Approval. Heidemann was approved by the ACC.

Other variations are ground installed solar panels. The challenging issue is to ensure panels are not seen. So far there have been no request, but we are anticipating some in the future. Steve Flannery is collecting data regarding geothermal in anticipation in the future, as well. ACC will write guidelines to provide homeowners and submit to the board.

Steve DeWitt is doing a spec home on Somerset. Building or construction time frames were discussed, given the delay on the construction of a home on Daylilly as we do not want to have partially completed homes in the development. Discussion expanded to question whether or not we should add construction time frames to additions and landscape approvals. Our attorney will review and submit a document revision to the board for review and approval

The property at 6518 Daylilly has not had any construction activity for 3 months or more. The property manager was requested to supply the attorney with a statement of their account. The attorney will send a letter to the owner. The SHOA may need to revise policy to ensure the project keeps moving to completion.

The ACC was informed that a home on Snowberry has yet to complete their rear yard landscaping. ACC was requested to contact that owner and our attorney will review the documents to see if a fine can be assessed based on existing policies.

ACC to forward view corridor information to attorney. Per Mark Biddison (attorney) view corridors were stated as a significant concern to the homeowners (based on feedback at the information meetings.)

The Board agreed that we send a letter to the homeowner on Cattail who spray painted “x” on 16 boards on perimeter fence, on Longview Drive, to suggest that in the future, they follow the ACC process and following guidelines of getting things resolved in Somerset. Property Manager will draft a letter and send it to the Board for approval.

**Public Input:** Gaythia Weis provided a report on the Niwot Community Association meeting. County officials attended this meeting and a resident asked if roads within Somerset could be fixed or repaved. The official told the NCA that there is no money in the county budget to repair roads and that the county is looking to the homeowner associations to handle road repairs.

Regarding covenant revisions: One member stated that the covenant update procedure was not clear as to what is required and the time line from start to finish. It was suggested that the board disseminate the process of how to get to the final vote by all members.

There was discussion about the view corridors. Shalia McPherson suggested we remove that section from the new proposed covenants and address it as a separate issue so we can get the covenants approved.

There was a motion by Debbie Quackenbush to submit the covenant changes without view corridors – 2<sup>nd</sup> by Mike Atkins. Motion passed unanimously.

Meeting was adjourned at 9:10 p.m.