

HOA Meeting Minutes - 4/3/08

Debi Williamsen, Debbie Quackenbush, Ajay Sreenivas, Shalia McPherson, Dave Biddison, Ryan Quackenbush, Mark Biddison, Garrett Quackenbush, Al Orendorff, Steve DeWitt , Dave Knudtson

Property Manager' s Report

West Host in next week – web site will be up and running soon

Action Items – none

Treasury Report – Ajay February expenses \$6580.40. Income expense vs. actual report 53K

Minutes reflect that HOA is named as additional insured on Swim and Tennis Club. Al Orendorff to send email to Swim and Tennis Club.

Minutes were approved for March . Debbie Quackenbush motioned and Debi Williamsen second.

Firethorn

- 1) Service agreement – The existing landscaping maintenance service agreement ends in 2008. Firethorn Services (existing contractor) has offered to renew for an additional 3 years with no increase in the price for mowing services if Somerset will make the commitment now. There would be a slight increase in the hourly labor rate for optional items requested by the association (examples: weeding, tree trimming, excavating, fence repairs, etc.). Thus, the association could use Firethorn or another contractor to do additional requested items and could decide on a case by case basis. Firethorn has been doing an awesome job! Debbie Quackenbush abstained from voting . The Board approved the agreement.
- 2) Treehouse – Mark Biddison recommends removing it due to liability. Firethorn will remove the treehouse, dead limbs on the host tree and the swing ropes for \$1,894. This includes labor, renting equipment , plus disposal. Debbie Quackenbush abstained from voting. Debi Williamsen motioned to approve and Ajay Sreenivas second.
- 3) Flowers – Check out what flowers would hold up to the little critters in Somerset and Firethorn will plant. Debi Williamsen motioned to approve and Ajay Sreenivas second. The Board approved.
- 4) Eagle Pond – Common area water flow stream from Somerset Drive to Pond #7 (Eagle Pond) – Debbie Quackenbush believes that the HOA should be responsible for the clean up and it should be put in the HOA budget and maintained yearly. Debbie Quackenbush motions Somerset Drive stream to the Eagle Pond is recognized as common area and should be maintained by the HOA. The stream that connects pond 3 and waterfall on northside of Somerset to pond 7 also known as the Eagle Pond. Debi Williamsen second. Board approved, Shalia McPherson abstained. Motion to clear reeds and plant growth from from Pond 3 to Pond 7 (Eagle Pond \$1780.50. Determine if homeowners along the stream are responsible for clearing plant growth. One time exception SHOA will pay the cost this year and will address and find out what are the owner' s responsibility. Second with associated quote this year of \$1780.50. Shalia McPherson and Debbie Quackenbush abstained. Mark will look into this legally.

Irrigation and Landscaping – Replacement canal gate purchased from CPS - \$660.00. (list price \$900) + labor to install. This controls the water flow from the Whiterock Ditch to Somerset Pond #1. As part

of the replacement project, the Whiterock Ditch shape and contour was adjusted and riprap rock liner added in the area surrounding the gate pump.

Ditch repairs necessary due to erosion.

Final spring season repairs are being completed to the irrigation system and the system should be started on time in mid April.

ACC – 3 opens items:

Stalls landscape and fence request. ACC will send them a letter to let them know that front fences are not going to be approved because of the covenants. Water feature ok' d directly in front of the yard. Mark Biddison is presenting wording in the covenants as to what is allowed and not. ACC to put in the guidelines and approve.

McPherson landscaping and fencing. Steve Flannery approved landscaping. Steve wrote letter approving because the proposed fencing is not considered perimeter fencing, is there by code to limit access to the pool and is not visible from the street. Herb and Shalia McPherson obtained written approval from the Thramann' s to attach to their fence and Herb got approval from the county remove the fencing between the two swimming pools.

Shalia McPherson recused herself on all issues pertaining to metal fences.

Waters landscaping - We have Water' s concurrence that when the trees between DeWitt' s and Water' s lot get too high they will clip them -handle via letters and signed notes. Both parties have letters. Shalia suggested that they record with deed in the county office and make sure the ACC does and gives to the property manager. Mark Biddison to get a template for the ACC to use and the board and will make sure it is part of the history of the property. It is wise for the Board to have a policy so it can be recorded against a lot and this should be explained in the Landscaping and Architectural Guidelines. Mark Biddison will put together boiler plate kinds of documents. All changes require 67% vote to approve.

The board approved \$150 to survey Nick' s Holgorsen' s foundation to see if it is correct height. Neighbors are concerned because they believe that it is too high.

Beautification Committee - Beautification Committee no longer has active members.

Equipment life expectancy – Ajay has not done; he will provide at next meeting .

Water defense fund - Can it be used to buy additional CBT (Colorado Big Thompson project) water shares to protect Somerset in years where there is limited or no availability of leased water? Mark Biddison to research.

Gates on fences with Autumn Ridge fences – Two Autumn Ridge homeowners cut the Somerset perimeter fence that adjoins their property and installed gates for access to a Somerset walking path. Should we have agreements with those homeowners requiring them to provide maintenance of their modifications and / or liability issues regarding access to Somerset private walking paths? Note or take action? Table to the next meeting.

Draft covenants, Articles of Incorporation and Amendments to the Covenants. We need 2/3 to approve since they are pretty substantial.

Meeting adjourned at 10:00 PM

