

Somerset Hills Homeowners Association I & II

General Board Meeting Minutes

Tuesday, September 17, 2024, 7:00 pm

Time	Item
7:05	Call to Order
7:08	Roll Call James Carwile, Michelle Manoly, Norman Hartig, Nola Colvin, Diana Lamboy, and Lois Kent. Also present were guest homeowners David Eastburn, Cindy Eastburn, Jackie Johnson, and Gary Pertando.
7:14	Prior Minutes Approval July minutes were reviewed and approved with the addition of “warning of risk” signs added to entrances that don’t already have them.
	Board Action Between Minutes None
7:18	Previous Actions /Old Business 1. New referral(s) to Vial Fotheringham - Michelle needs a template (from James?). One homeowner has paid 3 years of back dues. 2. Bid on concrete walk repair and Chaucer path handrail status. Jeromy presented the handrail cost and type. Bids are considered too costly. Discuss the possibility of doing the work ourselves in the near future. 3. Replacement plant signage status in the greenway. Lois who has one bid and others not yet submitted. Norm to provide a large layout of the area along with planned and existing plantings. 4. Website document entry status (1 years’ worth). Minutes, newsletters and treasurer’s reports are all that needs to be posted. Redaction needs to be used to black out names and house numbers. James and Jeromy to take care of this. Status. 5. Status on using Zelle for paying dues - Michelle and Lois to work on this with the understanding that SELCO is not able to do. Needs further research? 6. 2 dead trees in the meadow area may be actually on a homeowner’s property. Norm and Nola to use Michelle’s metal detector to try to locate the metal stakes that determine property boundaries. 7. The report of a chicken coop and chickens at [REDACTED] will be verified by Norm. 8. Additional risk signage for the path will be pursued by Lois. 9. Newsletter topics were assigned to all present and James will publish a schedule. 10. Next grass cutting may not be required because grass growth has not been sufficient to warrant it. Norm to check with Miguel about the check not being cashed.

	11. The latest fallen tree branch issues in the meadow can be cleaned up in the future by Dave Gillaspie. The grass can be mowed around it. 12. Next 2 months work for the work party will focus on cleanup, particularly blackberries bushes with removal of Himalayan bushes and trimming of native bushes. Debris from the storm has been cleaned up and wood suitable for burning has been stacked up near the curb. Victor has been watering fledging trees and should be credited with a pass on the next homeowner's dues. To be revisited in the November meeting. 13. Nola and Jeromy to check on the status of the [REDACTED] property (letter sent about 2 weeks ago). 14. Dues to be raised next year by the 3% maximum? Agreed by all to raise them. 15. Newsletter item proposed review ed and discussed. A short item in the newsletter regarding dead trees not being a fire hazard will be added. 16. Michelle to write up a section on dues and consequences of non-payment. Michelle to write up an annual financial report. Nola to do a work party summary. Norm to write up new homeowner welcome. Lois to write up the leaf collection portion. Jeromy to do the homeowner yard maintenance compliance section. Also to add a section on pet poop maintenance by owners. Need articles submitted by Nov. 1. Stuffing of newsletters after the next meeting on Nov. 19.
8:05	Concerns from guest homeowners 1. Upkeep of property - James explained the written complaint procedure and that anonymity is assured. The legal process (via Viol Fotheringham in Portland) was explained for collecting excessive back dues. The compliance to HOA regulations process was explained. 2. The guests responded that our complaint process is not effective. It was expressed that about half of the homes are out of compliance. It was acknowledged that this can be very subjective. Complaints about out-of-control weeds, lack of lawn maintenance, and non-lawn landscaping were noted. The property at [REDACTED] was of interest to the guests. James explained about the complaint letter that went to him the week before and we are awaiting a response within another week. If someone required help and couldn't due to physical limitation, we would find a way to help them out. Trees were also of concern. The tall dead fir tree on Wilshire is also of concern. The board has been unsuccessful at contacting the company which owns the property, which changes often. The house has been vacant for a long time. Suggestion of making a form for allowing anyone to submit a complaint via a checklist. We agreed that a pdf of it can be linked on the HOA website. The next general homeowners meeting is on January 21 (Tuesday) when we will be discussing some ideas to try to improve the situation and looking forward to input from our neighbors.
8:43	Treasurer Report 1. Current report has been emailed to the Board.

8:47	Adjournment Next HOA meeting will be held on Tuesday, November 19, 2024 at the same place and time.
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