

Somerset Hills Homeowners Association I & II
Annual Homeowners Meeting Minutes
 Tuesday, January 30, 2024, 7:00 pm
 Meeting at Living Hope Church, Eugene, Oregon

Time	Item
7:00	Call to Order
7:02	Welcome and introduction of everyone present: Brian, Windsor Circle East ? Wilshire Lane Curt, Wilshire Jared, Wilshire James Carwile, Norman Hartig Nola Colvin Michelle Manoly Diana Lamboy Lois Kent David Gillaspie, guest speaker
7:06	Tree Maintenance Discussion by David Gillaspie, arborist. Summary: ● Tree maintenance should be performed every 3-5 years under ideal weather conditions, but they should be examined after every storm. ● Examine the root structure of the tree for damage. There should be buttress roots that taper away from the tree that are not severed. If severing is necessary, it should not be nearer than 9 feet from the base of the tree. ● Fungus should be removed if found. ● Over extended branches should be trimmed. ● Ash trees can become spindly and should be trimmed to prevent a hazardous situation. ● Occluded bark should be examined for weakness especially if two trees grow together because they can push each other apart as they grow and create a fault between them. Trees can blow over if the root system is weakened. ● Squirrels can chew on tree branches and bark that can weaken them. ● Trees can benefit from trimming the branch to reduce the load on them especially if the tree has too many branches on one side which can also cause a belly in the trunk to form due to the heavy load. ● Eugene limits the number of trees removed annually to 4 (Springfield is 5).
7:32	The board discussed the common areas in the HOA, where they are and maintenance of them. Also discussed was periodic arborist review of these open areas. CC&R compliance for phases 1 and 2 and their odd differences were discussed. Compliance is handled based on complaints only, not periodic checking/auditing.

	Elections of officers: All Members at Large are within their 3 year service span. No others volunteered. James was nominated for president. There were no other nominations. All voted in favor of him Jeromy was nominated for vice president. There were no other nominations. All voted in favor of him Michelle was nominated for treasurer. There were no other nominations. All voted in favor of her Norm was nominated for secretary. There were no other nominations. All were in favor of him Question that was asked by homeowners: How many residents in the HOA? James replied that there are approximately 154 homes in the HOA.
7:49	Adjournment of public portion of meeting
7:58	Board meeting with board members only: ● Review of treasurer report and discussion of proposed budget for 2024. About 85% of dues have been collected. ● Common area maintenance cost from GillaspieTree Services was quoted between \$8,000 and \$11,000 depending how much debris needs to be removed. No bids had been made yet on removing branches along Warren. Increase the budget to \$13,000 including walk through, mowing and a small amount of additional tree work. ● The path along the creek doesn't look bad but can be cleaned up with volunteer help only. ● Different types of plaques were reviewed along with a size for the memorial to Diane. Size was agreed upon (3"x8") and type (brass, stainless steel). Nola to check on details for the next meeting. Budgeting is about \$500. Installation cost TBD. The budget was voted on and passed unanimously. Next meeting will be held on March 19.
8:20	Adjournment