

Somerset Hills Homeowners Association I & II

General Board Meeting Minutes

Tuesday, November 17, 2024, 7:00 pm

Time	Item
7:05	Call to Order
7:08	Roll Call James Carwile, Jeromy Cilley, Michelle Manoly, Norman Hartig, Diana Lamboy, and Lois Kent. There was a spoken feeling that our group is enjoyable to work with and has a good sense of humor.
7:09	Prior Minutes Approval September minutes were reviewed and approved with the following changes: spelling of Furtadoto to be corrected; under #14 on the second page specify that the new dues are \$61.19.
7:16	Board Action Between Minutes Nola and Norm checked on the 2 fir trees between the meadow and Blackburn homeowner's property. Both trees are definitely on the homeowner's property.
7:18	Previous Actions /Old Business 1. Vial Fotheringham - we need to decide what the threshold \$ for taking action through the attorneys. 2. Concrete walk repair and Chaucer path handrail status. Revisit in the spring. Do it ourselves (?) since the quotes were so high. Remind Dave G. about patching the cement walk problem he agreed to do. 3. Replacement plant signage status in the greenway. Jeromy to send sample of what we are looking for (they are in Habitat Restoration on the drive) 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. Zelle can now be used for paying dues. 6. 2 dead trees in the meadow area are definitely on the homeowner's property. 7. The report of a chicken coop and chickens at [neighbor]is not correct as verified by Norm. 8. Additional risk signage for the pedestrian paths are needed on Chaucer, on Wilshire Dr. and a short stretch near Colony Oaks. 9. Next grass cutting may not be required because grass growth has not been sufficient to warrant it. Norm checked with Miguel and the check was cashed. 10. It was agreed by all that Victor's dues can be forgiven for the next year due to his contribution of watering new plants and his help during the work parties. 11. The latest fallen tree branch issues in the meadow can be cleaned up in 2025 by Dave Gillaspie. The grass can be mowed around it.

	12. The board voted on increasing the dues by 3%. 13. There was agreement to retain records for only 5 years. Michelle will purge the files accordingly.
7:45	New Business 1. Review of newsletter topic submissions. 2. Checklist to be put on the website for evaluating homeowner compliance. 3. Discussion of structure of the meeting and topics to be covered. 4. All current officers of the board are able to be reelected. 5. Is the CAN meeting area available for us to hold next years' annual meeting?
7:55	Treasurer Report Current report has been emailed to the Board. Money is to be moved around to maximize interest paid to the accounts.
8:00	Adjournment Next HOA meeting will be held on Tuesday, January 19, 2025 at 6:30 pm at Living Hope Church on West 18th.