

Somerset Hills Homeowners Association I & II
Homeowners Meeting Minutes
Tuesday, September 16, 2025, 7:00 pm

Time Item

7:03 Call to Order

7:05 Roll Call: James Carwile, Jeromy Cilley, Michelle Manoly, Norm Hartig, Nola Colvin, Lois Kent, and Victor DesRoches.

Visitor homeowners - Heidi Lakics, Pam Dillehay, Karri Pargester

7:10 Prior Minutes Approval

July 2025 minutes were reviewed and approved with changing “bees” to “yellow jackets”.

7:13 Board Action Between Minutes

Walk-through on 9/10 with Dave Gillaspie estimating approx. \$1,000 to clear debris from removed dead fir tree and cherry tree. All other trees look good.

7:15 Previous Actions/Old Business

1. Status of delinquency letters - Jeremy to work with Michelle on them and discuss with James.
2. Concrete walk path repair will be discussed with Dave Gillespie on next walkthrough. Nola to schedule.
3. Plants and signs to be reviewed in a walk through by Norm and Lois.
4. Request for additional potential safety hazard signage at path entrance on Brittany and Windsor Circle. Add **“Use path at own risk”** to the caution sign. All signs unanimously approved to go forward with purchase including potential safety hazard signs..
5. Follow up on Xxxxx house - some work has been done but not considered to be sufficient. House conditions will be reviewed again in 6 months instead of taking any immediate action. Jeremy to talk to complainant with our decision.
6. Norm to do maintenance on the gas powered string trimmer as required. 7. Meadow and Warren St. cutting is complete for the year. To resume next year.
8. Discussion of fire hazard from tall grass, etc. is considered to be a high priority. Fire hazard inspection will cost \$100-200.

7:35 New Business

1. Resident Heidi discussed ash borer potential infestation coming soon and what it takes to inject the trees for resistance. Poison oak was also discussed which led to further discussion about potential financial obligations to fight these conditions. Norm to work with Heidi to survey the common areas in terms of potential costs that might be involved. Norm to come up with a plan to get a Greenspace Committee organized to get a handle on this situation.
2. It was decided to reconsider putting some type of railing on the Chaucer Circle path. Placing caution signs to use at one's own risk will be placed instead.
3. To ease the burden of maintenance, an adopt-a-path program was suggested where home owners can elect to maintain a portion of the path. Add this to the next newsletter with Nola as contact person.
4. It was decided unanimously to increase the dues for 2026 by 3% to \$63.03.
5. Annual meeting to take place at Churchill Retirement Village.
6. Fall newsletter schedule
 - 11/3 Articles to James
 - 11/13 Draft emailed for review
 - 11/18 Final review
 - 11/22 Print/stuff envelopes/mail

8:15 Treasurer Report

Report was submitted via email by Michelle. Everything is still well within limits.

8:20 Meeting adjourned

Next meeting on November 18 at Norm's house at 7:00 pm