

Somerset Hills Homeowners Association I & II

Homeowners Meeting Minutes

Tuesday, November 16, 2025, 7:00 pm

Time	Item
7:03	Call to Order
7:05	Roll Call James Carwile, Michelle Manoly, Norm Hartig, Nola Colvin, Lois Kent, and Victor DesRoches.
7:10	Prior Minutes Approval September 2025 minutes were reviewed and approved with correcting Dave Gillaspie's surname.
7:13	Board Action Between Minutes 1. Delivery of newsletters 2. Voting to accept insurance quote for HOA corporate insurance. 3. Fire hazard inspection of common areas completed by fire dept. and recommendations issued. Viktor and Heidi to brief the group on proposed plans. 4. Walkthrough of Chaucer path completed on Dec. 10th. Nola and James identified 2 trees along with downed branches requiring removal in Chaucer Court. Dave G. quoted \$1100 - 1200 to do the work. Second estimate to be requested. 5. Tree down in the meadow across from the bus stop near Brittany Windsor Circle East.
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 Gillaspie on next walkthrough. Nola to follow-up. 3. Plants and signs to be installed by Jeromy alongside placement of potential hazard signs.. 4. Follow up on Price house - to be revisited in March due to extenuating circumstances. 5. Investigate ownership status of XXXX Chaucer. 6. Discussion of fire hazard from tall grass, etc. is considered to be a high priority. Fire hazard inspection will cost \$100-200. 7. Delinquency letters to be reviewed in March.

7:45	New Business 1. Greenspace committee to prioritize actions from brain storming session. 2. 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.
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	3. Prepare agenda for Annual Homeowners Meeting.
8: 10	Treasurer Report Report was submitted via email by Michelle. Everything is still well within limits.
8:15	Meeting adjourned Next meeting on January 20 at Churchill Retirement Village at 6:30 pm for meet and greet with the meeting starting at 7:00 pm.