



# Somerset Owners' Association

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## Board Meeting Minutes April 25, 2018

**Meeting called to order:** at 6PM by Alex Power.

**In Attendance:** Quorum was established with: Alex Power, Gerald Hoefling, Vince Bozich, Blair Thompson, Sara Atkins, Lisa Bates (SSC), Jacque Desjardins (SSC), Stephanie Wojtak (SSC) and 16 homeowners.

**Review & Approval of Minutes:** The minutes from the 3/28/18 Board Meeting were approved as written.

**Community Overview:** **Landscape Committee Update:** Current landscape vendor is Xeriscape. Top Quality will be the new landscape vendor that will begin June 1, 2018. Bid is approved for plants, trees and gravel for the inside of the community. Planting may be delayed until September. **Pool/BBQ & Clubhouse Committee Update:** Committee asked for a larger refrigerator to be installed. Pulling old BBQ unit out and replacing. Southeast of pool the deck area will be expanded. Option 3 will be to purchase new 10-foot island with two grills/one heating burner. The cost for the BBQ update would be \$9,000.00 to \$9,500.00 The base scope of work described for the pool is 12,763.00 and the deck project is \$8,358.00. The committee has suggested option 4 of the pool/deck project which is a 10-year NON-pro-rated Baja aqua cool mini-pebble (medium blue fleck) add \$4,372.00 for a total price that includes the base amounts is \$25,493.00. **Architectural Committee Update:** A spec was presented for the approved security door. Security doors need to be black or dark brown. Windows that need to be replaced will need to look the same as the existing. No wider than 3" frame, white and a permit from City of Scottsdale will need to be obtained first and provided with the architectural request form to have windows replaced. Owners will need to use a licensed contractor. All windows and security doors installed before this date are grandfathered in.

**Old Business:** We will be removing the previous signers on the C.D.'s. Alex Power, Sara Atkins, Sheryl Dinsmore and Scott Cook will be the new signers. Gutters were cleaned with the roof project. To be proactive it would be good to have the gutters cleaned each year.

**New Business:** Establish Short Term Rental Enforcement committee. Alex walked the community, there are 40 or more units that were found to be on vacation rental sites and/ or have lockboxes on the doors/railings. We have reached out to the attorneys to find out the amount that the board could charge to short term rental units. There was a motion to have new FOBs for the pool area and to not proceed on the parking lot repair until 2019. Owner who was at meeting would like to help Alex with being on the committee to help crack down on the vacation rentals.

**Open Discussion:** An email from owner, would like to have at least two to three options for security doors. Alex has windows that the architectural committee will be using as a referral

**Next Board Meeting is scheduled for:** Wednesday July 25th, 2018 in the Clubhouse to begin at 6:00 PM.

**With there being no further business, the meeting was adjourned at: 7:29PM.**

**Respectively submitted, Stephanie Wojtak, HOA Community Manager / Acting Secretary**