



Somerset Owners' Association

Board Meeting Minutes February 28, 2018

- **Meeting called to order:** By Phil Geiger at 6:00 PM.
- **In Attendance:** Quorum was established with Board members: Phil Geiger (president), Vince Bozich (treasure), Gerald Hoefling (Secretary), Tom Shelton (SSC), Lisa Bates (SSC), Jacque Desjardins (SSC), Stephanie Wojtak (SSC) and 18 homeowners present/signed in.
- **Managers' report from Shelton-Cook:** Given by Jacque Desjardins, onsite Manager. There has been incredible change since Scott D'Angelo has been here. Scott is now the onsite groundskeeper, he has been with Shelton-Cook for 7 years. Patio notices are going out more, he has planted plants, painted the trash area gates, painted some of the wall that surrounds the community. Upcoming budgeted projects; pool plastering, waterlines and roofs. Scott's schedule is as follows; Mon & Tues – 7am-3:30pm, Wed – Off to work at another community, Thurs & Fri- 7am – 3:30pm. Wed, Sat & Sun, Four Peaks Maintenance is to check the pools.
- **Report on election of two new board members:** With 72 votes in. Elected to the board were Blair Thompson and Alex Power.
- **Review & Approval of Minutes:** Meeting minutes reviewed from 1/24/2018 meeting and were approved as written.
- **Community/Financial overview:** January 2018 Financial Report was reviewed by Treasurer Vince Bozich. Currently have \$2,111.68 in operating account and \$697,154.90 in reserves account. Phil asked for a minimum of 3 homeowners to join in each Advisory Committee with a board member included.
 - **The Pool and Grilles Committee include:** Blair Thompson, Jamie Farrah & Mary Rekucki.
 - **The Landscape and Grounds committee include:** Alex Power, Kathy Osberg, Rick Russell & George Van De Loos
 - **The Architectural Committee (Windows, doors & patios) include:** Gerald Hoefling, Tina Bozich, & Linda Jaramillo.
- **Old Business:** The Franks on Shea Website is <https://www.franksonsheacondos.com/hoa/> . The monthly newsletter is suggested to have volunteers to provide input by 10th of each month. Vince will gather information from homeowners to give to Jacque by the 10th to have the future month newsletter updated. Vince would like to have a contact sheet for repair referrals and contractors that homeowners use and approve of to help out other homeowners. Approved date and scheduled board meetings for 2018 are: 2/28, 3/28, 7/25, 9/26, 11/28. Communications with Office Personnel. Jacque is onsite Tuesday & Thursday 8:30am to 5:00pm. Rhianna is onsite from 10:30am to 4:00pm. Owners and renters are able to come in the office with issues which then will be directed to the correct person. The emergency number for afterhours was given, also included on the newsletter and

a Blue Steel magnet to take home. Phil read the RFP request for HOA Management Services. The criteria to include price, experience, background. Motion to send to 20 management companies.

- **New Business:** Lisa and Stephanie have reached out to Curtis Ekmark with Carpenter Hazelwood for legal advice for proposal to By Law Changes to Elect Board Members for multiple years with staggered end terms. Membership in Community Associations Institute - \$250 annually for all Board members. The website is <https://www.caionline.org/LearningCenter/Education-for-Homeowners/Pages/default.aspx>.
- **Open Forum:**
 - Security? Blue Steel Magnets were provide on the table at the meeting to take home.
 - Non Smoking signs? Were put up in pool area today 2/28/18.
 - Roof Rats? Changed vendor and replaced traps which have been working. No complaints.
 - Fitness Center? Could hours be changed? Right now it is opened at 7am for security purposes. This is up to the board to approve the hours to change.
 - Short Term Rentals? There have been a lot more recently. This is in violation of the CC&Rs, there is to be nothing less than 30 days to be rented. Please inform Stephanie and she will send a violation letter. Fines will increase. Homeowners provided VRBO, Air BnB and Home away sites to find out what homeowner is in violation.
 - Homeowner has his storage room door taped up with duct tape. Who is responsible to repair? The home owner is responsible to repair the storage room door, see page 24 and section 5.2 of the CC&RS.
 - Light is not working on the community directory sign in front. Flood light at entrance. Jacque will have Scott look at the next night time light check.
 - Rain gutters need to be cleaned out. Jacque will have Scott start a gutter clean out and schedule it by building.
- **Next Board Meeting is scheduled for:** Wednesday March 28, 2018 in the Clubhouse to begin at 6:00 PM.
- With there being no further business the meeting was adjourned at 7:22PM.
- Respectively submitted, Stephanie Wojtak, HOA Community Manager / Acting Secretary