

Somerset Village

Minutes of Board of Trustees Meeting

July 20, 2022- 7:00 pm

Somerset Pavilion

Attendees:

Melissa East
Jed Anderson
Carlos Carvajal
Deb MacCourtney
Kim Epperson
Dale Larsson
Kent Woffinden
Rich Wells (TPM Inc)

- Meeting called to order at 7:02 pm
- Now owners present for pen forum
- Election of Officers:
 - President- Melissa East
 - Vice President- Dale Larsson
 - Treasurer- Kent Woffinden
 - Secrestary- Carlos Carvajal
- June Income/Expense was reviewed, Fiscal year is June-May
- Delinquent Accounts and action taken was discussed
- Reserve Study will be done this year by YKL Consultants
- Landscaping issues were discussed
 - 1- Bush replacement
 - 2- Dry spots
 - 3- Broken locks on sprinkler boxes
- Condition of garage doors (stain & slats)
- Board, Luis from LD, and TPM will do a walk through on August 3 at 7 pm
- Tree Bids- were reviewed
 - Seven Trees- Visited today- emailing complete
 - Peterson Tree Care- Email to Rich prior to meeting
 - Dave E. Tree- has done in past- Did not get bid in- Booked this year
 - LD - \$1,800 to trim low hangers & building touching limbs
- Carlos presented a draft of a revised fine schedule- Rich asked to review
- Rich will update Board Member with Department of Commerce and Utah HOA Registry
- Possibility of amending CC&Rs to impose a rental cap. Currently at 23%- Has been flat. Somerset is zoned as single family housing or 3 unrelated singles
- Still having issues with dogs off leash
- Unit operating businesses (mechanic & child care) has been issued fines, seems to have stopped. Will observe.

- Suggestion to create Google Docs to share HOA documents
- Faded playground signs need to be removed.
- There is a basketball standard in the street. Should we ask them to remove?
- There was discussion on adding more speed bumps
- Cameras in pavilion are outdated and not working
- TPM new website is close to going live.
- Next Meeting – August 17, 2022 – 7:00 pm
- Meeting adjourned at 8:42 pm