

Homeowners meeting January 17th 2024

Attendance via zoom: Kristin Holliday(Board), Kent Woffinden(Board), Rich Wells(TPM) Carlos Carvajal(Board), Jed Andersen(Board), Dale Larsson(Board) Loys Hamilton-Board Homeowners Erica Rodriquez, Tim & Debra MacCourtney, Iola Richardson, Danika Gunn, Russell & Heather Fawcett

Open Forum:

Minutes of October and November were approved.

November and December Income and Expense Review. Final two months of lawn care was paid. Extra parking fees and two transfer fees paid. One half of a month for snow removal was paid.

Fence around burned unit was paid in the amount of 2711.28. Sealing for road done in October was also paid including asphalt repair. Cable over 10000.00 per month.

Review of CD's in both Deseret Federal and Mountain America.

The requirements for snow removal were reviewed. There needs to be two inches of snow before they come out. The question was asked who tells them about the snow level. Some of the board met with the snow removal people to tell them and show them just what was expected. There was a question about whether they had enough personnel to do the job. If they wait until there is two inches and do not have enough people to do the job snow could be on the road, driveways and walkways for a long time. It was decided to meet with the snow removal people again to talk about what is expected. Those who could go were to meet at Jed's house. At 10 the next day. Do we need to hold payment if expectations are not met. Also for safety sake it was mentioned that they should have lights on the 4x4 that they use and maybe some kind of vests to be seen. Iola Richardson complained about the fact that only half her driveway had been cleared and the other half filled with snow.

Final bids for lawn care should be made by next month's meeting and should be decided on by the end of February. This is one of our biggest contracts. The contract goes from March through November. Anyone with suggestions on who should give a bid are welcome. Our current lawn care people will also give a bid. Heather Fawcett said do not choose the ones that are doing the snow removal.

Rich brought up the fact that there are mature trees in the complex. We did minor trimming last year and got rid of a few dead trees but now need to concentrate on getting the trees trimmed and taken care of. It was suggested that we get a licensed person to take care of the trees.

Erica Rodriquez brought up the fact that when she has spent time with the CC&R, bylaws and other documents it seemed that some of the things in one document contradicted with

things in other documents. The documents are available on the Somerset Page and on the TPM Somerset site. It was talked about updating the documents to include the rental cap we have discussed and try to review everything in the documents since it was over 20 years ago when they were first done. A motion was made to update the documents and it passed with all the board voting for the motion.

Fire update. On the first fire they are planing to made everything identical including colors and a mirror image of other units. They were told that when they build the unit any changes must be approved

Heather Fawcett asked what are they dropping on the ground when the snow removal people come? It is a purple compound. Is it save for kids, pets etc.

Russell Fawcett brought up the procedure for elections of board members. Are we following the procedures as outlined. Are we going by the builders bylaws. There seems to be various things that have been recorded.

Danika Gunn had some questions on the lot acquired by the HOA. She is not a homeowners but is talking on behalf of her mother Leona Larsen who was effected by the second fire. Leona currently lives with Danika who is renting a unit in Somerset. She wanted to know the lawyer bill for the association on what it was costing for the lawyer. She wanted to know why she was not notified when a second auction took place on the burned out lot.

Executive session:

We need to get someone to replace Randy Later who passed away. There were names brought up and Kristen was to contact them to see if they would be interested.

Also a motion was made to resolve the 60,000 dollars that was left in limbo so that the lot can be sold. The lawyers will proceed with this matter.

Follow up items:

1. Tree trimming-bids and completion
2. Rental cap letter and CC&Rand bylaw updates by lawyers
3. Walk about for completion of painting and garage repair
4. New names on CD's at Deseret Federal. Mountain America has Dale and Kent's name on the CD's. Need to add Jed and take Melissa's name off on Deseret Federal.
5. Lawn care bids and decision

Next meeting on February 21st, 2024. Meeting probably via zoom again.

