

Homeowners meeting May 21st 2025

Attendance via zoom: Kristin Holliday- (Board), Kent Woffinden(Board), Dale Larsson(Board) Jed Andersen(Board) Carlos Carvajal (Board). Rich Wells(TPM) Lars Hamilton(Board)

Homeowners Debra MacCourtney, Garth and Bonnie Bird, Logan Gilgen, Rebecca Jensen, Chris Jensen, Dennis Stone, Erica Rodriquez, Sara Brough,

Also present was the lawyer from the company who are providing the changes to the governing documents. Her name is Olivia.

Olivia states why the documents needed to be updated. There has been a lot of changes to to law that needed to be updates. There is confusion in the documents between the bylaws which were recorded later and the other governing documents. There needs to be a removal of all references to past owners, Schedule C updated, made things clearer for unpaid assessments, collection, Rental restrictions.

Voting on the new documents must receive a 51% vote either yes or no. There will also be a separate vote for solar. Ballots will be send out and everyone can vote before the annual meeting by email or turn their vote in at the meeting. If there is not a 51% of the vote either for or against then the time for the vote may be extended 60 days.

The homeowners were sent a copy of the new documents and asked to review and ask any questions to Olivia that they had about the new documents.

There were a number of things talked about including the rental cap, the break in section for emergencies, repairs and extended periods of time for parking, injuries and civil matters, maintaining current insurance, concerns about rules about pets, signs, design changes, storage in garages, limited common area, and unloading and repair men, All questions were answered by Olivia. There were also questions about how homeowners could review financial data including reserve study.

Minutes for April were approved

Expenses and income were reviewed . New signs were paid in March, Legal fees for new documents. When should a new reserve study be completed. Last study done in October of 2022. A new study should be completed sometime this year(2025)

The tree people will be coming to complete tree planting of trees removed and LD will be coming to complete bark and shrub maintenance.

The annual meeting will be on the 7th at 10 in the morning and then a party will be held at 1:00 in the afternoon at the pavilion. Food for the party was discussed. Decided to do hot dogs, hamburgers chips and cookies like the previous year. Jed will provide grills. Motion made by Carlos and seconded by Kent

There are three positions available for the board. To date there are no other names that have been submitted from the homeowners for people on the board. This must be done in advance of the meeting.

Deb MacCourtney talked about the issue with a lot in violation. It will be handled by our lawyer. Some clean up done but not all. TPM in charge of those not in good standing. She also talked about a leak in her back yard. There seems to be a broke water line.

Motion to go to executive session made by Dale and seconded by Carlos

Need walk around for planting and repairs needed.

Need to get budget for annual meeting.

Unit in violation has cleaned up part of yard but not all. Tyler will handle.

The deadline has passed for the remodel to begin on the lot burned by fire. This will be another issue for Tyler to help take care of.

There has been a problem with large dogs running about in the East part of Somerset. There have been a lot of complaints about four dogs. Need to call animal control if this continues to happen. Need to find the people who own the dogs. This was a problem mentioned by Melissa in the past. A little girl was injured recently by a dog.

Quote on insurance will be emailed when received.

Carlos asked that there be a follow up on speed bumps.

Motion to end meeting made by Dale and seconded by Carlos

Next Board meeting on July 16th, 2025 by zoom. Annual meeting on June 7th