

Somerset Village

Minutes of Board of Trustees Meeting

September 17, 2025- 7:00 pm

Via Zoom

Attendees:

Theron Anderson

Elizabeth Fitzpatrick

Jen Anderson

Carlos Carvajal

Dale Larsson

Erica Rodriguez (Homeowner)

Rich Wells (TPM)

- Welcome- Meeting was called to order by HOA President Theron Anderson at 7:01 pm.
- The Minutes of the August Board Meeting were reviewed and approved
- The August Income/Expense report was reviewed. \$25K was transferred to a reserve account CD at Deseret First Credit Union
- There was discussion about making changes and sending out an amended version of Governing Documents. Increasing the proposed rental cap and removing HOA rite of entry in case of an emergency were the two suggested changes. Rich was ask to have changes made and send draft to the Board by our next meeting
- Snow Removal
 - A- The LD bid for \$15,800 flat rate Dec-Feb and a per push rate for any storm prior to December or after March was accepted by the Committee.
 - B- Rich indicated that there was quite a bit of ice melt left over from last year and will most likely not need to purchase more this year. Have in storage to deliver to those who request.
- Reserve Study- YKL no longer doing Reserve Studies, we will need to go with a different company for our next update.
- Open Forum for Visiting Owners
- Meeting was adjourned at 7:56 pm.
- In Executive session delinquent accounts were discussed
- Next Meeting will be October 15 at 7:00 pm