# Somerset at Charleston Park

# Meeting Agenda

## Tuesday, November 12, 2019

## Gamber Community Center - 7pm

1. **Call to order**
2. **Review May 2019 meeting agenda in lieu of minutes**
3. **Present treasurer’s report**
4. **Approval of treasurer’s report**

Page 9 of the packet shows a 3-year income and expense statement. Nov 17-Oct 18 showed a $15,000 loss, primarily due to higher tree and landscaping costs. Nov 18-Oct 19 showed a $24,000 surplus, largely due to unrealized expenses in landscaping and trash service.

The nature of the trash collection contract has also contributed to the surplus. The contract is for five years, with an average price of $175 per property per year, but the actual cost is lower in the first half of the contract, as it contains a 3% increase each year. We didn’t want to keep raising dues each year to reflect these 3% increases, so we averaged the cost.

Randy Roberts moves to approve the report. Carolyn Bushur seconds. Motion passes unanimously.

1. **Old Business**
2. **Grounds and Landscaping Team - The board would like another voting board member who would primarily be responsible for coordinating this team’s efforts.**
3. **The HOA needs a secretary. The secretary would be responsible for taking minutes at meetings, and also for leading an effort to improve lines of communication within the HOA. We would prefer the secretary be a full board member. That would bring our total number of board members to five (counting the Director of Grounds) in line with our bylaws.**

Erin Covey stated she is interested

1. **Somerset entry island trees and entry islands – The dead tree has been replaced, but more cleanup work needs to be done.**
2. **Open discussion for any other old business**
3. **New business**
4. **We’re prioritizing Christmas lights this year for the entrance islands and potentially the pool house. We’re gathering quotes, if anybody has any suggestions.**
5. **The pool will need resurfacing in the next two or three years. We’ve gotten two quotes for the work (see attached), and will need to decide on a plan for dues increases and then reducing those dues once the project is completed and paid for.**

Wes reached out to 7 companies – only two offered to work with us. Our pool deck doesn’t need resurfacing, so the resurfacing of the pool itself might cost around $42,000. But we’re also going to look into replacing pool deck chairs and potentially add some shade options, so the total may be higher.

1. **Open discussion for any other new business**

Members expressed frustration with the appearance of 248 SE Sumpter (truck in driveway, overgrown vegetation). Members are wondering what our legal options are for compelling the owner to clean up the property. Tom will contact the lawyer and look into it.

1. **Adjournment**