

SOMMERSET ASSOCIATION BOARD MEETING MINUTES

May 16, 2007

1. Meeting was called to order at 7:45 by President Larry Cody following the annual meeting. Present were board members: Marilyn Harris, Larry Cody, Mark Wilcox, Pam Nikle, Kevin Wanner and Dale Beck. Absent was Carol Schmidt. No visitors were present.
2. Minutes of April 2007 meeting were reviewed. Pam made a motion to accept the minutes, Larry seconded and motion carried.
3. **Treasurer's report:**
Checking account balance: \$6121.36

Savings account balance: \$2984.98

Marilyn made a motion to pay the bills and accept treasurer's report. Kevin seconded and motion carried.

4. Old Business
 - a) Liens: Pam has filed a lien on the property at 1423 4th Ave East. This is the second lien we have placed on the property, as he has not paid dues since the beginning of the Association.
 - b) Dues: All dues except 2 have been paid for 2006, the above property and another property that has been repossessed by a bank.
5. New Business
 - a. 2007 dues—127 homeowners have paid their dues so far. 2nd notices will be going out to those not paid.
 - b. Mailboxes—many homeowners have voiced concerns regarding the poor upkeep of mail boxes in the development. Kevin will get an estimate regarding cost to level/straighten the mailboxes that need to have this done. Mark will get a price for a new mailbox and post.
 - c. Yard care/dog droppings—We do have a covenant regarding noxious weeds. For the Board to enforce this covenant it would cost the Development a lot of money. There is a City ordinance regarding both of these issues and all complaints/concerns should be taken to City Hall. The Board would be able to send out a letter asking for the homeowner's cooperation regarding this matter. Mark will check with the City regarding whose responsibility for snow removal/lawn mowing for the small area regarding an area on 4th avenue that is a problem.
 - d. Park—Further discussion was held regarding what could be placed in the park and what as a Board we wished to do. Discussion included placing a couple of benches, a walking path and trees. No final decision was made. Dale will check on the price of packed concrete for the entrances. A price for a couple of signs identifying the park will also be obtained.
6. ACC reports
 - a. Junk piling up with mattresses set up along the garage at 1423 4th avenue east. Wonder if he is cleaning/moving or what. Will continue to be observed until the next meeting.
 - b. House at 1127 Somerset Drive has a gray mailbox post.
 - c. An area of the fence along 4th avenue is falling over. Will check to see which homeowners are involved.
7. Additional business for the good of the order
 - a. Pam contacted a Property Management Group to find out the cost of some one else assuming the duties of the Board. It would cost the development between \$150 and 200 per month if this should occur. The development would still have to have a Board to answer questions/enforce covenants. The management group

- would be responsible for collection of dues/answering questions and fielding complaints.
8. Election of officers: Dale Beck was elected as President; Mark Wilcox as Vice President; Larry Cody as Treasurer; Marilyn Harris as Secretary and Kevin Wanner ACC chair. Pam volunteered to help with collection of dues.
 9. Pam made a motion to adjourn the meeting, Larry seconded and the meeting was adjourned at 8:35.
 10. Next meeting is June 19, 7PM at City Hall.

Respectively submitted by

Marilyn Harris