

## **SOMERSET BOARD OF DIRECTORS MEETING**

**May 20, 2022**

The Board of Directors met at the home of Helene Williams at 9:00 A.M. In attendance were Ridley Sandidge, Ben Sanders, George Sotiropoulos, Helene Williams, and Debbie Riggs.

The first item discussed was the Lawn budget. It was decided to reduce some of the available money for window cleaning and snow removal and apply it to lawn care and miscellaneous expenses. Some chimney caps may need to be repaired and Lisa Thieneman will be contacted about this situation. Painting is scheduled for 2025 and would be covered by Reserves. We discussed raising HOA fees every one to two years, but that residents should be notified first.

The next item discussed were unoccupied units - mainly the unit owned by David Lamar. Ridley will be calling Lisa Thieneman regarding the homeowners responsibility regarding upkeep, insurance, etc.

George suggested that we add a new member to the Lawn Committee and Mike Riggs has volunteered to help but will not serve on the Board at this time. The Board approved of this addition and also will ask if there are any volunteers at our annual meeting who would possibly want to serve on the Board in the future.

The wording for the snow removal contract will be reviewed by Helene to see what needs to be changed on Brennan's contract. It was decided not to treat the sidewalks. We will salt treat the entry roads and driveways if needed and plow when 4" of snow has landed.

George will contact Libs Paving to evaluate the roads for sealing and repairs. He will also contact another company for a bid.

We discussed window washing and Lisa Thieneman will be contacted to see if one of Mulloys other properties has a price of \$1,600 for a property comparable to Somerset's size. If she does not have any contacts for that price, then Somerset's window washing will be delayed for another year and done on an every other year basis in order to reduce expenses.

The newsletter will be sent to notify residents of our Annual Meeting which will be on June 27th, and on June 28th as a rain date. Ridley will call Lisa Thieneman about the date.

Respectfully Submitted,

Debbie Riggs  
Secretary