

Somerset Homeowners Association Meeting

January 21, 2011

In attendance: *Bruce Bonestroo, President; Louise O'Donnell, Secretary; Marc Peterson, Treasurer; Mike McCoy; Mark Knuth; John Stafford (remote)*

The meeting was called to order at 8:00 p.m.

-The Board reviewed the proposed 2011 budget with 2010 actuals.

-A decision was made to roll over our CD when it comes due and include the entire reserve.

-A date of March 8 was set in the event a quorum is not met at the January 25 annual meeting.

-A further discussion took place re: raising dues.

-We will execute a sheet as a hand out for the annual meeting which will show dues increases with justifications and we will solicit response from the attendees.

-The Board's next meeting will be **Tuesday January 25 at 7 p.m**

The meeting adjourned at 8:45.

Somerset Homeowners Annual Meeting

January 25, 2011

In attendance: *Bruce Bonestroo, President; Nick Lauter, Vice-President; Louise O'Donnell, Secretary; Marc Peterson, Treasurer; Mike McCoy; Mark Knuth; John Stafford*

16 Resident attendees

The meeting was called to order at 7:00 p.m.

191 votes were available, which is not a quorum (60% of approx 500 possible).

A second annual meeting was scheduled for March 8. At that time only 30% of available votes are required for a quorum. Another mailing will be made to all eligible residents.

Discussion:

-Trees. Lauter commented that over 200 trees have been planted in the last 3 years with volunteer labor, approximately 80 volunteers overall, with a core of about 15 residents. We are responsible for about 1100 trees. A professional assessment was done in 2007 and about 200 trees were identified as not expected to thrive. That along with the expected ash borer invasion is a concern. Any trees that are planted at this time are mixed species with a maximum of only 10% of total in any one species. We are having the trees pruned professionally this winter while they are dormant. Also mulching the trees on a regular basis is a goal.

--Question from an attendee...Where does it say that we are responsible for the parkway trees? Are the parkways common areas? Should we transition out of this? What is our liability as the trees get larger and require aggressive trimming to avoid damage to homes? The Board needs to look into this.

-Budget. Peterson went over the budget. The Board commented that Katie Swalla has assisted enormously in improving the reporting and organization of the Association's information. The 2010 budget came in on target to projected. The 2011 budget shows less income from 2010, this because there was a large effort to recover delinquent dues in 2010. At this time only 2 households are delinquent.

--Question from attendee...Is the improvement to the Pavilion decking in the budget?
Answer, yes.

-Dues Increase. The 2011 budget includes a 7% increase in dues. The Board handed out a schedule of planned dues increases of approx. 16% for 2012. The proposed increases will be presented for a vote at the March 8 meeting. Our reserve of \$12,690 is approximately 25% of our annual budget. Our goal is to accumulate a reserve which equals the entire yearly budget. This is a major motivator for the increase.

--Question from attendee...Will the residents be notified of this increase before the March 8 meeting? The Board responded that they will put the information in the notification letter. Also the minutes will be on the website.

-Snow Removal. No discussion.

-Improvements. Bonestroo ran through a few of the accomplishments of the Board in 2010, including cleaning up the signs in the parks and fixing the entryway lights.

--Question....Can we revise the by-laws to change the quorum requirement? The Board is considering it.

--Comment from attendee...Regarding the flood, there is a possibility that the School will spend some money to drain and build up berms in the field adjacent to Somerset Drive.

The meeting adjourned at 8:00 p.m.

Somerset Homeowners Annual Meeting Second Attempt

March 8, 2011

In attendance: *Bruce Bonestroo, President; Nick Lauter, Vice-President; Louise O'Donnell, Secretary; Marc Peterson, Treasurer; Mike McCoy; Mark Knuth; John Stafford*

6 Resident attendees

The meeting was called to order at 7:00 p.m.

President Bonestroo announced we have a quorum, which is over 30% of eligible votes on this second attempt, per the by-laws.

Bonestroo requested nominations for Board members to replace himself and Mark Knuth. Stafford and the Board explained the duties and Board responsibilities.

Rosemary Bulman was nominated and accepted the nomination.

Tom Carey volunteered to be on the Board.

Nominations were closed. Bonestroo moved for a vote by acclamation. Unanimous ayes.

New Board members Bulman and Carey elected.

The Board and group waived the reading of the 2010 Annual Meeting minutes. Peterson moved to accept the minutes as written, Stafford second. Unanimous aye vote.

The Board offered a review of 2010 activity. Bonestroo listed the efforts to surmount the flood and the wind storm, the planting of 44 new trees, the website improvement, new lights in the public lamps, the collection of previous dues which had been in arrears, and the improved financial record keeping and management, with thanks to Mark Peterson and Katie Swalla.

Question from the floor regarding the planting of trees. Lauter responded with a report on tree planting in the development, plans for the future, and a note to heed the resident's request.

Question from the floor regarding the construction of more commercial real estate at Stange and Bloomington. The Board has no influence nor comment. The commercial building does not abut the Somerset development.

Question about the new houses built on Bristol and their incongruity with the surrounding homes. The Board's response, that there used to be per the development's initial concept, an architectural review of the building plans. This no longer takes place. There are covenants, in fact there are many different sets of covenants within the development of Somerset. This is a present and future issue which will need to be addressed. The covenants do not necessarily address the total design of the homes.

Peterson reviewed the 2011 budget, noting that the reserve is now invested to earn interest, and that as of this date \$4000 of the annual dues still remain to be collected.

O'Donnell moved to accept the budget, B. Bulman second. Unanimous aye.

Discussion of increase in dues for 2012, which requires a vote. The goal is to accumulate 1 year of operating income in the reserve over 5 years. A question from the floor requesting more detail prompted Bonestroo to read from the list of future projects with dollar estimates. The dues increase was adopted with a unanimous aye vote.

The slate of officers was announced with Board members stepping up and no comments from the floor. The slate was adopted by a vote of acclamation. The new officers for 2012 are John Stafford, President; Nick Lauter, Vice-President; Louise O'Donnell, Secretary; and Mark Peterson, Treasurer.

The Board thanked Bruce Bonestroo and Mark Knuth for their excellent effort, enthusiasm, and time spent for the welfare of Somerset.

The meeting adjourned at approximately 8:15.

Somerset Homeowners Association Meeting

March 29, 2011

In attendance: *John Stafford, President; Nick Lauter, Vice-President; Louise O'Donnell, Secretary; Marc Peterson, Treasurer; Mike McCoy; Tom Carey; Rosemary Bulman; Don Lambert*

The meeting was called to order at 7:30 p.m.

McCoy moved to accept the minutes of the January 21 meeting. Lauter seconded.

Unanimous aye vote. Carey moved to approve the minutes of the annual meeting of March 8 as a draft only. McCoy seconded. The minutes will be posted on the website as a draft only.

Stafford presented bids for lawn care for the 2011 season. The bids were reviewed by the Board. The 3 bidding lawn care businesses were Landscape by Design, R&C, and Property Service Agency. A suggestion was made to incorporate a "walk around" inspection with the contractor several times during the season in any agreement. A motion to accept R&C's bid was made by Lauter, seconded by O'Donnell. Vote 1 aye, 6 nay. A decision was tabled pending acquiring more information, including references. Stafford will pursue and inform the Board via email.

The contract for maintenance of the Lake Somerset fountain has been signed.

Peterson updated the Board on the budget.

Peterson informed the Board that starting in April-May the property east of Somerset Drive, which is owned by the School District, will undergo improvements to correct run off and avoid future flooding as was experienced in 2010.

Peterson introduced the possibility of using the ISU Design Department to execute a landscape plan for the commercial crescent area.

The Board reviewed possible major expenses for the coming year. Projects which were put on the list were:

Repair of the fountain	Concrete repair, alleys	The 24 th Street asphalt path
Playground mulch	Playground on west side	Picnic tables in public areas
Drainage of Landon's Lawn play area		

Bulman volunteered to check into using ground asphalt for the walking paths. The Board is considering getting an expert to look at concrete damage and access need and cost.

Lauter updated the Board on trees. Lambert questioned the need to prune trees around the Lake. Lauter will check. Landscape by Design pruned the some of the trees this spring. No trees are purchased for spring planting, we will plant in the fall. There will be no volunteer spring work day at this time. There was a suggestion to contract out mulching of the trees.

Re: mailbox replacement. Stafford will check with Mark Knuth to see if he would continue to be the contact person.

Bruce Bonestroo has agreed to continue monitoring the website and post news and minutes.

Meeting adjourned at 9 p.m.

Somerset Homeowners Association Meeting

April 21, 2011

In attendance: *John Stafford, President; Nick Lauter, Vice-President; Louise O'Donnell, Secretary; Marc Peterson, Treasurer; Mike McCoy; Tom Carey; Rosemary Bulman; Don Lambert*

The meeting was called to order at 7:30 p.m.

Lauter moved to accept the minutes of the March 29 meeting. McCoy seconded.

Unanimous aye vote.

Lauter moved to accept the PSA bid for 2011 mowing. Bulman seconded. Unanimous aye vote. It's agreed that after 3 mowings, John will review quality with PSA.

Re: a bid for chemical lawn application, it was decided to go with Tru-Green, which recommends 5 treatments. McCoy moved to authorize 4 treatments. Carey seconded.

Unanimous aye vote.

A question was brought to the Board's attention regarding a property owner's responsibility to maintain their yard and property. If it is a hazard it is the city's purview. Under discussion specifically is a large broken tree branch which is hanging from the tree near a pathway. As it may be a safety issue, Stafford will contact the owner to request action for removal.

Peterson gave a brief financial review. 5 homeowners are delinquent with their dues. 3 need follow up, 2 have worked out payment plans. One owner is in arrears over several years, and the Board will proceed with a lien against them.

Peterson indicated income is up, with expenses below budget. He will double check the figures and send out an update confirming the information.

Re: a welcome kit and letter. Katie Swalla does this at this time. The Board would like to read the information which is sent out. Question, can she email us the information?

Bulman researched the use of ground up asphalt as a surface for walking paths. She found that it is not appropriate for children.

Discussion on pathways, especially the path between 24th Street and Camden: Can we request the use of Round Up on weeds coming up through the asphalt in our flower bed care? A decision was made to get a bid on concrete, at least to repair the part of the path which is in the worst shape, and repair the alleyway entrance off Bristol. McCoy and Carey will investigate and follow up.

Stafford brought up the fact that nowhere in our covenants does it explicitly say that the Association is responsible for the trees on parkways. The developer's agreement with the City states that the trees transfer to the property owner at time of sale. The City is definitely responsible for removal of parkway trees. We will investigate this further and determine our policy going forward.

Lauter offered to look into hiring a tree spade and a service to remove the arbor vitae from the Commercial Crescent area. This would allow us to move the shrubs. He will price this out. The plan would be to make the entire Crescent grass.

Lauter and PSA will map out the trees which we will mulch this summer. Lauter motioned to allow up to \$2000 to mulch the park and trail trees and \$1500 for new plantings, both residence and commercial. McCoy seconded. 6 aye votes, 1 nay. Motion passed.

Lambert gave a Townhouse/Rowhouse update. One of the questions that often comes up is what addition in which someone is living. Don has a map outlining the additions which he will email to us and we can put it on the website. Carey suggested we confirm it's accurate. Townhouse/Rowhouse will have a "pick up" day on May 21. The TH/RH group has had success collecting their arrears dues. They are on the lookout for unregistered renters.

We will issue a newsletter in late spring, printed one page front and back.

Meeting adjourned at 9:15 p.m.

Somerset Homeowners Association Meeting

May 25, 2011

In attendance: *John Stafford, President; Louise O'Donnell, Secretary; Marc Peterson, Treasurer; Mike McCoy; Tom Carey; Rosemary Bulman*

The meeting was called to order at 7:30 p.m.

-Peterson moved to accept the minutes of the April 21 meeting. McCoy seconded. Unanimous aye vote.

-John Stafford updated the Board on the lawn care service so far this season. He exhibited a map with the mow areas marked. Specific areas were in question. John will meet with the service to clarify. Areas in question are the "Horseshoe Lawn", which is owned by the TH/RH association, and the areas around the pond that abut the townhouse lawns, which the SPOA owns. The suggestion, which was approved, was to negotiate with the TH/RH association to "trade". We will mow the Horseshoe if they will mow the edges around the pond. We will also mow the strip north of Northridge Parkway by the west entrance, which belongs to the school.

-The Board discussed prompting the Commercial group to clean up their area west of the Commercial parking lot.

-Peterson gave a brief financial review of the budget to date. We have had over \$400 worth of activity in the mailbox replacement program. Re: collection of dues, we have 4 unpaid homeowners. We have placed 3 liens, and negotiated time payments on the fourth. Thanks to Marc Peterson and Katie Swalla for pursuing this issue. Marc reported Katie is still revising income figures for the budget due to a computer glitch.

-Stafford spoke with Ames Public Works about the care of trees in Somerset. The City is responsible for taking out problem or dead trees. The owner is responsible for the tree's replacement. The City prunes only if there is a complaint or it is a safety issue. SPOA has full responsibility for the trees in the parks and along the trails.

-The Board acknowledged that they need to educate the homeowners about their trees' care. The intention is to do a special educational notification to homeowners on tree care.

-The Board needs to determine what SPOA will be responsible for in the future. Louise will list the options and circulate it by email.

-Lauter submitted a report on trees for the month. We have contracted to mulch 60 trees, which Nick has identified, for a cost of \$600. The removal of the arbor vitae in the Commercial Crescent and their replanting is prohibitive in cost. Bulman moved to cut down the arbor vitae. Peterson seconded. The discussion was to do it in an inexpensive manner. John will determine. The Board voted, 5 ayes, 1 nay.

-Re: the issue of homeowner yard maintenance, the City won't come and mow unless there are noxious weeds present. John will draft a letter which can be sent to homeowners who are not maintaining their yards appropriately. Tom will check on who owns the vacant lots on Bristol which are not mowed.

-The Board okayed John sending out a blanket email to residents about recent burglaries which have taken place in Somerset, urging residents to be aware and be careful to lock their doors and garages.

-The fountain in Lake Somerset has been repaired.

-Mike and Tom reported on the concrete repair of the trails and alleyways. Mike had a bid on the repair of the alley off Bristol and for replacement with concrete of 300 feet of the asphalt trail which runs along the drainage area on 24th Street. The cost was prohibitive when considering the other miles of trails which would eventually need

replacement. We will not pursue the concrete option on the trails at this time. Mike will notify the contractor.

- The Board agreed we need a maintenance program for the paths to prevent the high cost of replacement. Maintenance would include the removal of weeds in the asphalt and resurfacing when needed. Carey will pursue a quote on resurfacing the 300 feet of trail.

- Tom Carey is pursuing the City's responsibility re: the alleyways in Somerset.

- The Board reviewed the newsletter draft. Suggestions were made and Louise was authorized to proceed with printing and mailing after revisions.

Meeting adjourned at 9:20.

Somerset Property Owners Association Meeting

June 27, 2011

In attendance: *John Stafford, President; Louise O'Donnell, Secretary; Marc Peterson, Treasurer; Mike McCoy; Tom Carey; Don Lambert*

Absent: *Nick Lauter, Rosemary Bulman*

-The meeting was called to order at 7:00 p.m.

-McCoy moved to accept the minutes of the May meeting. Peterson seconded. Unanimous aye vote.

-Peterson presented the current financials and budget. No comments.

-Marc will follow up on the reorder of mailbox parts requested by Mark Knuth.

-Tree discussion. A new policy was presented. A motion was made by O'Donnell, 'The SPOA will no longer plant or maintain trees in the public right-of-ways adjacent to private or business property. The SPOA will continue to be responsible for trees in the Stange medians, in right-of-way areas adjacent to SPOA-owned property, and in the parks and along the trails throughout Somerset.' McCoy seconded. Unanimous aye vote.

-The Board authorized a letter stating the new policy to be mailed to each property owner. John will follow up. A suggestion to include the City policies on trees in parkings was made. The policy will be added to the Somerset web site with a link to the City's information.

-A question to be followed up: are the commercial sidewalks private or public?

-The Board authorized a form letter which will be sent out to property owners who are lax in the upkeep of their property, emphasizing the effect of their property's appearance and safety on the property values of their neighbors and requesting they fix the problems.

-The landscape crew will be removing the crown vetch from around Lake Somerset in the near future.

-The planning for the future playground in the northwest section of Somerset is status quo.

-Concern for the Pavilion repair – Mike/John will fix the planters damaged by the snow removal crews. The structure needs paint or stain. The decision was made to get bids on painting or sealing the structure this summer. John will call for bids and report to the Board. McCoy mentioned a loose railing which needs welding. Lambert reported that usage of the Pavilion and other public areas has increased.

-Lambert reported on dog poisonings in the Somerset area. He stated that incidents of this nature should be reported to the non-emergency police number to alert the police and increase patrols. This is a note that will be included in future newsletters.

-On the agenda for the next meeting, the issue of signage for the Somerset 'public' areas, stating 'For the Use of Somerset Residents Only', also another Somerset sign for other entrance.

-Meeting adjourned at 8:50.

Somerset Property Owners Association Meeting

August 10, 2011

In attendance: *John Stafford, President; Nick Lauter, Vice-President; Louise O'Donnell, Secretary; Marc Peterson, Treasurer; Rosemary Bulman; Tom Carey; Don Lambert*
Absent: *Mike McCoy*

-The meeting was called to order at 7:30 p.m.

-Lauter moved to accept the minutes of the June meeting. Bulman seconded. Unanimous aye vote. Minutes accepted.

-Peterson presented the current state of the budget. He commented that some big expenses will show up on the next month's tally. O'Donnell moved to accept the budget as read. Lauter seconded. Unanimous aye vote.

-John and Don reported that the pond scum has returned after the treatment to eradicate. John will call back the man who applied the treatment and find out next steps. The recommendation from another source indicates an aeration system may help solve the problem.

It was suggested that a letter go out to the residents recommending the correct fertilizers to use to prevent the growth of the scum. A further suggestion was to include this request in the next newsletter.

Lauter suggested another subject for the newsletter, the application of a grub killer on the residents' lawns to fight the Japanese beetle invasion.

-Signage in Somerset – We need “No Swimming” signs and “This area maintained for the use of Somerset residents” at the Pavilion and other park spaces. We also could use signs reminding residents to pick up after their pets and fishing catch and release reminders. Some signs have “disappeared” from the Pavilion area. John will get pricing and mock ups.

Re: the Pavilion, Mike repaired the wood planters. Supplies were about \$35. John will call for bids on painting and sealing.

John reviewed “community input”, complaints and comments from residents over the last month.

Blakely is clearing weeds in the flowerbeds. Rosemary mentioned the amount of weeds around some of the apartment buildings. John will ask Katie to send a letter.

Residents who inquire should be informed that warranties on trees SPOA planted are not transferable to the homeowner.

In re: one home which is for sale which does not comply to covenants. John has informed the realtor verbally. The Board determined that a registered letter should be sent to the realtor regarding the issue.

Snow removal for the coming year. We will stay with LBD if the requested bid is acceptable.

Lauter reported on trees. Pruning will not take place this year on new trees in the common areas. He recommended pruning a few older trees in the winter. Nick volunteered for

incidental pruning. A question arose about who has our equipment. Nick has an inventory sheet. Nick will follow up on this and also locate the key to the shed.

Two new trees died in the Grove and one maple has been damaged by the mowers. PSA mulched 60 trees, however, watering is needed. PSA seems to have poor follow up on extra side tasks. Bruce may know someone to pick some of the extra jobs.

We need to replace the 2 Grove trees and several more and claim the warranties in October. Nick will ID the trees and claim warranties and report at the next meeting.

The subject of supporting the Somerset businesses more actively came up. Often the business tenants are uninformed also. Ideas were suggested:

Run free ads in the newsletter.

Coupons in the newsletter.

List of businesses in the newsletter.

Deliver newsletters to the businesses directly, with some extras for distribution.

TH/RH update.....complaints about the new tree policy.

Adjourn 9:00 p.m.

Somerset Property Owners Association Meeting

September 27, 2011

In attendance: John Stafford, President; Nick Lauter, Vice-President; Louise O'Donnell, Secretary; Marc Peterson, Treasurer; Rosemary Bulman; Tom Carey; Mike McCoy; Don Lambert

-The meeting was called to order at 7:30 p.m.

-Nick moved to accept the minutes of the August meeting. Mike seconded. Unanimous aye vote. Minutes accepted.

-Don reported on the pond scum. Decision to now wait until spring to see how it will do.

-John reported that he had the native grasses at the 24th Street retention area cut.

-Rosemary is concerned about blockage on the western 24th Street retention ditch. Don will look at it. The eastern area was cleaned out last spring.

-The Board agreed to get bids on landscape maintenance for the public areas, flower beds etc. John will call various possible companies.

-Nick reported on fall tree planting plans. He claimed warranties for 7 dead trees and bought 7 new trees, which will be planted with volunteer labor on Sunday, Oct, 23, with a rain day on the 30th. John may put out an email for volunteers if needed. Nick commented that when residents ask, recommend not planting oak, maple, or ash, of which we have too many. He is choosing black gum, sweet gum, and sycamores among others.

-Re: new signage in the public areas....wait until spring.

-Re: the Pavilion. We have no paint bids as yet. We will wait until spring to seal the pavilion and paint the wrought iron, but can get bids now. Louise will call M&M for a bid.

-The big sign on Stange at the entrance to Somerset is in need of paint. The white wood parts are peeling. Louise will include this in a bid.

-The Board is considering a lien on 2420 Bristol for unpaid mailbox parts. A letter went out to the builder. Louise will call the realtor since it has a sale pending.

-Marc reviewed expenses. He will check on the billing of the electricity at the Pavilion which had a 4x spike for 2 months. Website maintenance fees were questioned. Nick suggested negotiating the fee. Mark will check on getting stats on usage of the site and about negotiating pricing. He'll talk to Bruce.

-John reported on community interaction. The house on Somerset with the lien sold. Did we get paid? Mark will check.

-Nick reported that he spoke with several businesses in Somerset who are interested in coupons in the newsletter.

-Tom made several recommendations about switching from current vendors to new suppliers.

-Louise will attend the October 4th City Council meeting.

-John brought up snow removal, recommending we stay with LBD, which has not raised their rates. The Board agreed. John will follow up.

-The Annual Meeting will be held Tuesday, January 24. The notices with invoices will be sent out by December 15th. Mark's and Nick's terms are up. Nick has indicated he will not run.

-Don reported on the TH/RH. They are upset about the new tree policy. They would not participate in any voucher program for obtaining trees.

-The next meeting will be October 25 at 7:30 p.m.

-Meeting adjourned at 9:00 p.m.

Somerset Property Owners Association Meeting

December 5, 2011

In attendance: *John Stafford, President; Nick Lauter, Vice-President; Louise O'Donnell, Secretary; Marc Peterson, Treasurer; Rosemary Bulman; Tom Carey; Mike McCoy, guest; Bruce Bonestroo*

-The meeting was called to order at 7:00 p.m.

-Nick moved to accept the minutes of the last meeting. Mike seconded. Unanimous aye vote. Minutes accepted.

-The snow removal contract was discussed. We will be paying on an hourly basis. The service will clean the sidewalks fronting property the Association owns (parks), and the alleys. This is separate from the commercial and the townhouse/rowhouse associations' snow removal contracts. We did not contract for the asphalt paths, as the snow removal can damage the asphalt. There is a map of the areas we have contracted for snow removal on the website.

-Winter landscaping and mulching--We have received a bid but now will wait until spring. Nick indicated that there are 8 trees which we have purchased which are being held over the winter at Country Landscapes. We will plant in the spring.

We will cut back the burning bushes throughout the Association-owned areas sometime before spring. John will pursue.

RE: the Stange Crescent. John suggests publishing in the newsletter and on the internet a request for ideas of what to do with the Crescent. Then we can approach a designer with a goal in mind of what we want.

-The Board discussed the newsletter and its contents for the December mailing. We would like to include it in the mailing of invoices and proxy statements in mid-December. Louise will execute and coordinate with Katie. Louise will issue an email to Board members soliciting info for the newsletter.

-John reviewed the Annual Meeting documents and discussed the procedure for the meeting, which is scheduled for January 24.

We are in need of 2 new Board members. Nick and Marc are resigning at the ends of their terms. The Board urged each other to talk to neighbors about the opportunity of serving on the Board.

We discussed motivating people to send in their proxies or attend the meeting. We will print the suggestion to mail in their proxy with their dues on the invoice and we will also publish the suggestion in the newsletter.

-Marc brought up the issue of cost/benefit of the website. He contacted the host organization and found that they are not tracking site activity which can be done with \$105 worth of programming, which the Board okayed. We will benefit by learning how much the site is being referenced and what we must do to increase traffic on the site. One idea might be coupons from the commercial residents offered on the site.

-Marc presented the YTD budget and a projected budget for the year 2012. He will check on the amount in the reserve. The Board made some adjustments to the projected expenses based on current knowledge and expectations.

The Board queried whether we had collected the lien on the house at 2927 Somerset, which was sold. We have.

-Other—Question of who posts speed signs in the alleys? Tom will check with the city. What are the covenants re: signage in yards and on the parkings in Somerset? And in the City? Louise will check with the city. The covenants within Somerset vary. Louise reported that M&M paint contractors declined to bid on the Pavilion and the entrance sign.

-John reviewed the community interactions since the last meeting.

-Tom volunteered to put Christmas lights on the entrance sign on Stange, weather permitting. Thanks Tom.

-Cookies provided by John Stafford, thanks John.

-And a big thank you to Marc and Nick for their conscientious service on the Board and as officers. We will miss you!

-Meeting adjourned at 8:40 p.m.