



SOMERSETT OWNERS ASSOCIATION

7650 Town Square Way • Reno, NV 89523
775-787-4500 • fax 775-787-4511 • <http://nevada.fsrconnect.com/somerset>
Managed by FirstService Residential

GENERAL MANAGER'S REPORT

Reporting Period: May 2018

I. AESTHETIC GUIDELINES COMMITTEE (AGC) (M/YTD):

Applications Submitted

Landscaping – 23 /93
New Homes – 3/13
Other Modifications – 20 /66
Total – 46/172

Applications Approved

Landscaping – 16/72
New Homes – 1/9
Other Modifications – 16/45
Total – 33/126

Applications Denied

Landscaping – 7/21
New Homes – 2/4
Other Modifications – 4/21
Total – 13/46

II. COMMUNITY STANDARDS COMMITTEE (CSC) (M/YTD):

Started in May

Architectural – 3/9
Garbage in View – 8/124
Landscaping – 57/67
Signage – 13/26
Other – 25/181
Total – 106/407

Progress to Hearings

Architectural – 1/4
Garbage in View – 1/23
Landscaping – 1/11
Amenities – 0/1
Signage – 0/4
Other – 4/13
Total – 7/56

Continued Incident

Basketball (Storage) – 2/9
Parking/Vehicular – 2/18
Amenities (Behavior) – 2/21
Rentals (Lease Terms) – 2/12
Other – 1/3
Total – 9/63

Continuing

Address (Altered) – 0/5
Architectural – 1/12
Garbage in View – 1/9
Landscaping – 3/18
Signage – 0/2
Total – 5/46

On-Hold

Architectural – 3/11
Landscaping – 0/5
Lighting – 0/2
Maintenance – 0/2
Use Restrictions – 0/7
Total – 3/27

On-Extended Hold

Architectural – 2/19
Maintenance – 1/5
Landscaping (Install) – 7/24
Landscaping (Maint.) – 9/83
Total – 19/131

*Total Homeowner Compliance for April – 106 out of 113/331 out of 371

III. CLUB AT TOWN CENTER (TCTC):

A. Events & Programs – Completed (M/YTD)

1. Adult Cinco de Mayo

Cost to Attend: \$10
Number of Participants – 0- Cancelled
Cost of Event - \$0

2. Adult Potluck

Cost to Attend: Free
Number of Participants – 20/115
Cost of Event - \$0



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3. Adult Bingo

Cost to Attend: \$10.00
Number of Participants –12/47
Cost of Event - \$100/\$340.00
Revenue - \$120.00/\$310.00

4. Kids Movie Night

Cost: \$12.00
Numbers of Participants: 15/108
Revenue: \$180/ \$800.00

5. Memorial Day Bash

Cost to Attend: Free
Number of Participants – 175+
Cost of Event - \$400
Revenue: \$0

6. Kids Tennis Kick Off

Cost to Attend: \$10
Number of Participants – 30
Cost of Event - \$150
Revenue- \$300

7. Starbright

Before and after school program. Kids are walked to bus and picked up from the bus. We provide snacks, crafts, activities, science activities, homework assistance and play games.

Cost: Varies
Number of Participants: 17/89
Cost to Run: \$150.00 plus \$2220.00 in labor/ \$650.00 plus \$6660.00 labor
Semester Specials Sold: 7
*Parents have the option to pay for the entire semester in January.
Revenue: \$3405.00/\$19,464.00 *includes semester specials of \$8512.00

B. Upcoming Events

1. Block Party- Saturday, June 2nd at 5:30pm
2. Adult Bingo- June 8th at 5:30pm
3. Fireside Smores- June 8th at 5:30pm
4. Glowball – Saturday, June 9 at 8pm
5. Adult Potluck- June 16th at 5:30pm



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C. Fitness Classes – New

Aqua Fit started up in May.

D. Fitness Classes

1. **Fitness Class Attendance (May)** – See Exhibit “A” attached hereto.
2. **Fitness Class Attendance (YTD Totals)** – See Exhibit “B” attached hereto.

E. Club Usage (M/YTD)

1. **Club Usage for May** – 4269/21,230 residents checked in of which 1568/9850 were for the gym or fitness classes.
2. **Golfers in May** – 568/863

IV. SPECIAL PROJECTS UPDATE:

- A. **Landscape Contract** – The new Project Manager (James O’Connell) has been hired and started on June 18th. Once he becomes acclimated with the community and his responsibilities, we will continue to work on the new landscape contract.
- B. **Crosswalks** – The traffic studies for the two locations have been approved. I am currently waiting for the schedule start and completion dates.
- C. **Mailboxes** – Due to concerns with the condition of the rockery wall on Gypsy Hill and Timaru Court and in the interest of the health and safety of the residents, the mailbox cluster was move to a new location away from the rockery wall.

V. MAINTENANCE:

A. Completed Projects

1. Prepare swimming pool/spas for Washoe County Health Department Inspections. All pools/spas passed inspections. Permits issued and pools/spas are open.
2. A section of sidewalk located on the south end of Logan Ridge Trail on the east side about 250’ north of Somerset Parkway was removed and replaced (approximately 8’ section) pursuant to a request from the City of Reno.

B. On-Going Projects

1. A new PA system has been ordered and the components are expected to arrive on July 6th. Once received, the system will be assembled by the following week.



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Reporting Period: May 2018

2. The West Monument modification project is underway. We are currently waiting for the permits in order to proceed.
3. Started the process for replacing vehicle gate keypads.
4. Started the process for painting exterior of TCTC.
5. Started the process for painting various vehicle gate monuments.
6. Working on replacing the Clubhouse sound system.

VI. GENERAL MANAGER (As of 6/19/18)

- A. **Executive Session Summary** – During the June 27, 2018 Board Executive Session, the Board will be discussing delinquencies/collection matters, waiver requests (fines/late fees/pre-collection fees), variance requests, conducting in-person hearings, and discussing updates on legal matters.
- B. **Project Manager Position** – James O'Connell has been hired to fill the Project Manager position. James comes to us with 13 years of experience running parks for the city of Roseville. He also has a broad knowledge of HOAs as he has worked for a national development company.
- C. **Fire Fuel Reduction** – We have received the proposal from High Sierra Forestry to oversee the Fire Fuel Reduction Program. This will be presented and reviewed at the next Finance Meeting.
- D. **Canyon Nine Electricity Expense** – We have met with the SGCC and presented our proposed method for measuring usage. We are trying to work through some fundamental differences and hope to have this finalized shortly.
- E. **Sierra Canyon West Monument** – The proposed repairs were approved at the May Board Meeting. A proposal to purchase and install a new metal Somerset leaf on each side of the monument was approved at the June Finance meeting for a total cost of \$1000.00.
- F. **Operations Manager** – Ron Eckhardt will be phasing out of Somerset to fulfill his role and the FirstService Residential Regional Maintenance Manager. As a result, Jeff Lucas has been hired to run maintenance as the Operations Manager. Jeff comes to FirstService with over 25 years of maintenance/construction experience and has worked in HOA's for the past 5 years.
- G. **2019 Budget** – We are in the beginning stages of working on the 2019 budget. This will be an on-going process over the next several months.
- G. **1430 Ione Pass** – The property owner requested that we create a fire break behind his home and have all debris removed. After verifying that the property behind his home belonged to the Somerset Golf & Country Club, I contacted Evan Martin and informed him that we had received several complaints regarding the potential fire hazard from the native plantings on the golf course that were abutting up the property line of the homes on the golf course. I further requested that they clear the area creating a buffer or fire break between the homeowner fence lines and the



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Reporting Period: May 2018

native vegetation. On 6-14-18 I received an email from Evan that he had checked with the fire department and no violations were present. He further stated “We will continue to be as proactive as we can out on the golf course side with the limited maintenance crew we have, but there isn’t much we can do as far as getting out to specific properties”.

VII. LANDSCAPING REPORT (RGL) – See Exhibit “C” attached hereto.

VIII. CANYON NINE MAINTENANCE REPORT (RGL) – See Exhibit “D” attached hereto.

IX. ENGINEERING (PADOVAN) – See Exhibit “E” attached hereto.

EXHIBIT "A"

2018 Fitness Class Attendance: May

Class:	Instructor:	Day/Time	# of Classes:	Total # of Participants	Avg Class Attendance:	Classes w/ 2 or Less People
Body Sculpt	Beth Cunningham	Tuesday/Thursday 9-9:45a	10	86	8.6	0
Body Sculpt	Beth Cunningham	Tuesday/Thursday 11:15-12p	10	42	4.2	2
Bootcamp	Christy Santos	Mon/Wed 11:30-12:15p	8	60	7.5	0
Bootcamp	Christy Santos	Tues/Thu 6:30-7:15p	10	56	5.6	0
Crunch 15	Christy Santos	Mon/Wed 12:15-12:30p/Fri 11:20-11:35a	23	186	8.1	0
Doubles Tennis	John Mathews	Mon/Wed 10a-12p	8	48	6	1
Fundamental Yoga	Kerry Dickinson	Tues/Thu 1:30-2:30p	10	38	3.8	2
GS Yoga	Karen/Renee	Tues/Thu 7:30-8:30a	10	65	6.5	0
Hatha Yoga	Linda Morgan	M,W,F 8:30-9:30a	12	226	18.8	0
Mat Pilates	Beth Cunningham	Tues/Thu 10-11a	10	41	4.1	2
Meditation	Linda Morgan	Wed 9:30-9:45a	5	60	12	0
Pickleball	Reserved Court Time	Mon 12:45-3:15p/Wed & Sat 12:30-3p/Fri 9:45-11:45a	12	92	7.6	0
Power Cycle	Christy Santos	Mon/Fri 10:45-11:20a	7	81	11.6	0
Spin	Beth Cunningham	Thurs 7:30-8:30a	0	0	0	0
Spin	Christy Santos	Tuesday 5:30-6:15p	5	53	10.6	0
Spin Bootcamp	Christy Santos	Thursday 5:30-6:15p	5	41	8.2	0
Spin Sculpt	Leslie Haye	Wed 12:30-1:15p	5	35	7	0
Stretch 15	Christy Santos	Mon 12:30-12:45p/Fri 11:35- 11:50a	6	49	8.2	0
Tai Chi Easy	Bruce Knowlton	Monday 5:00-6:00p/Friday 12:00-1:00p	0	0	0	0
Torch	Leslie Haye	Tues/Thurs 6:00-6:45a	10	30	3	5
Yoga	Karen Hairfield	Sat 9-10a	4	37	9.25	0
Hatha Yoga	Linda Morgan	Monday 5:30-6:30p	3	11	3.66	1
Zumba	Leslie Brown	M, W 6:35-7:35p	7	29	4.1	0
Aqua Fit	Linda Morgan	Tues/Thurs 9:00-10:00a	8	72	9	1
Aqua Fit	Linda Morgan	Tues/Thurs 10:10-11:00a	8	11	1.4	7
Aqua Fit	Mandy Nelson	Wed 6:30-7:30a	4	8	2	3
Aqua Fit	Mandy Nelson	Sat 9:00-10:00a	4	18	4.5	1
Aqua Fit	Mandy Nelson	Sat 10:15-11:15a	4	11	2.75	2
Chair Yoga	Nancy Chontos	Mon 8:00-9:00a	3	36	12	0
Outdoor Pickleball	Reserved Court Time	Wed/Fri 6:00-8:00p	7	0	0	7

Cancelled

Bruce Out
for Knee

EXHIBIT "B"

Fitness Class Attendance YTD 2018

Last updated: 6/7/2018

Class:	Instructor:	Day/Time	YTD Avg Attendance	YTD Total Attendance
Body Sculpt	Beth Cunningham	Tuesday/Thursday 9-9:45a	10.1	442
Body Sculpt	Beth Cunningham	Tuesday/Thursday 11:15-12p	4.9	214
Bootcamp	Christy Santos	Mon/Wed 11:30-12:15p	8.7	364
Bootcamp	Christy Santos	Tues/Thu 6:30-7:15p	6.9	298
Crunch 15	Christy Santos	Mon/Wed 12:15-12:30p/Fri 11:20-11:35a	8.0	852
Doubles Tennis	John Mathews	Mon/Wed 10a-12p	4.3	165
Fundamental Yoga	Kerry Dickinson	Tues/Thu 1:30-2:30p	6.0	260
GS Yoga	Karen/Renee	Tues/Thu 7:30-8:30a	5.8	260
Hatha Yoga	Linda Morgan	M,W,F 8:30-9:30a	18.4	1189
Mat Pilates	Beth Cunningham	Tues/Thu 10-11a	5.0	218
Meditation	Linda Morgan	Wed 9:30-9:45a	5.8	125
Pickleball	Reserved Court Time	Mon 12:45-3:15p/Wed & Sat 12:30-3p/Fri 9:45-11:45a	7.6	613
Power Cycle	Christy Santos	Mon/Fri 10:45-11:20a	12.2	500
Spin	Beth Cunningham	Thurs 7:30-8:30a	0.8	19
Spin	Christy Santos	Tuesday 5:30-6:15p	12.6	273
Spin Bootcamp	Christy Santos	Thursday 5:30-6:15p	8.1	179
Spin Sculpt	Leslie Haye	Wed 12:30-1:15p	6.5	142
Stretch 15	Christy Santos	Mon 12:30-12:45p/Fri 11:35-11:50a	6.9	274
Tai Chi Easy	Bruce Knowlton	Monday 5:00-6:00p/Friday 12:00-1:00p	3.1	121
Torch	Leslie Haye	Tues/Thurs 6:00-6:45a	3.3	139
Yoga	Karen Hairfield	Sat 9-10a	12.0	250
Hatha Yoga	Linda Morgan	Monday 5:30-6:30p	4.5	92
Zumba	Leslie Brown	M, W 6:35-7:35p	7.5	313
Aqua Fit	Linda Morgan	Tues/Thurs 9:00-10:00a	9.0	72
Aqua Fit	Linda Morgan	Tues/Thurs 10:10-11:00a	1.4	11
Aqua Fit	Mandy Nelson	Wed 6:30-7:30a	2.0	8
Aqua Fit	Mandy Nelson	Sat 9:00-10:00a	4.5	18
Aqua Fit	Mandy Nelson	Sat 10:15-11:15a	2.8	11
Chair Yoga	Nancy Chontos	Mon 8:00-9:00a	12.0	36
Outdoor Pickleball	Reserved Court Time	Mon/Fri 6:00-8:00p	0.0	0

Cancelled

Class avg is >5 participants
Class avg is 2-5 participants
Class avg is 2< participants

EXHIBIT "C"

Somersett HOA -- May 2018 Highlights

Week of	Account #	Task	Street/Area	Description	Mainline	Owner Requests	Trees	Map/Pic Tab
5/7/2018	95274	Irrigation	Somersett Parkway	Repaired broken mainline on Somersett Pkwy before you get to Del Webb Pkwy East	X			
5/7/2018	95274	Irrigation	Somersett Parkway	Replaced a valve diaphragm on Somersett Pkwy near the Security shack				
5/7/2018	95274	Irrigation	Somersett Parkway	Replaced a 2" cracked valve on Del Webb Pkwy East between Tarleton Way and Meridian Ranch Dr				
5/7/2018	95274	Irrigation	Somersett Parkway	Repaired a 2" mainline on Del Webb Pkwy East between Mount Pleasanton and Tarleton Way	X			
5/7/2018	95274	Irrigation	Somersett Parkway	Repaired a 2" mainline on Whisper Rock near the drainage ditch	X			
5/7/2018	95274	Irrigation	Somersett Parkway	Repaired a broken mainline on Somersett Pkwy between Championship Trl and Eagle Bend in the center median	X			
5/7/2018	95284	Maintenance	Wintercreek	Removed thistles behind 1635 Scott Valley Rd				
5/7/2018	95285	Maintenance	Versante	Removed turf from asphalt path from Evening Rock to Forest Willow				
5/7/2018	All	Maintenance	All	Summer weekly maintenance tasks				
5/7/2018	96226	Maintenance	Samantha Crest Trail	Removed weeds from planter beds				
5/7/2018	95280	Maintenance	Champion Hills	Cleaned out ditch on Trail Ridge Ct				
5/7/2018	95274	Maintenance	Mount Pleasant and DWPE	Cleaned up common area				
5/14/2018	95280	Irrigation	Champion Hills	Fixed broken mainline on Placerwood Trl	X			
5/14/2018	All	Maintenance	All	Summer weekly maintenance tasks				
5/14/2018	95275	Irrigation	Versante	On Fairway Ridge Ct, repaired and added drip to get water to trees on the slope behind homes on Willow Ranch				
5/14/2018	95274	Irrigation	Somersett Parkway	Repaired broken drip in the center median on Del Webb Pkwy East and Somersett Ridge Pkwy				
5/14/2018	95274	Irrigation	Somersett Parkway	Fixed broken mainline on Del Webb Pkwy East near Tarleton Way	X			
5/14/2018	95275	Irrigation	Versante	Fixed broken mainline on Fairway Ridge Ct	X			
5/14/2018	95285	Irrigation	Estates	Fixed mainline on Gypsy Hill near RPA #61	X			
5/14/2018	95274	Irrigation	Somersett Parkway	Replaced weeping valve on Del Webb Pkwy East and Somersett Pkwy				
5/14/2018	95281	Irrigation	Eagle Chase	Replaced stuck valve behind homes on Roanoke by the water tower				
5/14/2018	95274	Maintenance	Somersett Parkway	Removed turf growing on asphalt path from Autumn Valley Trl all the way down Del Webb Pkwy East and Somersett Ridge Pkwy				
5/14/2018	95274	Maintenance	Somersett Parkway	Starting on Somersett Ridge Pkwy by Verdi and up Del Webb Pkwy East, and Somersett Pkwy, removed dead brooms and junipers in the center median				
5/14/2018	95274	Maintenance	Somersett Parkway	Removed weeds and sprayed starting from Somersett Pkwy and up Logan Ridge Trl				
5/14/2018	95274	Maintenance	Somersett Parkway	Cleaned-up pine cones and weeds along the entrance to Somersett				

EXHIBIT "C"

Week of	Account #	Task	Street/ Area	Description	Mainline	Owner Requests	Trees	Map/Pic/Tab
5/14/2018	95274	Irrigation	Somerset Parkway	Repaired broken heads and drips along Somerset Ridge Pkwy, Del Webb Pkwy East, and Somerset Pkwy				
5/14/2018	95275	Irrigation	Willow Ranch	Repaired a leaking RPA on Desert Candle Ct				
5/21/2018	95274	Irrigation	Somerset Parkway	On the corner of Del Webb Pkwy East and Back Nine Trl, repaired a broken mainline	X			
5/21/2018	95274	Irrigation	Somerset Parkway	On Somerset Pkwy near The Vue, repaired broken mainline	X			
5/21/2018	95287	Irrigation	Morgan Pointe	On Morgan Pointe, replaced sprinkler valve diaphragm				
5/21/2018	95274	Irrigation	Somerset Parkway	Cleaned out stuck valve and replaced 9V batteries on the corner of Back Nine Trl and Del Webb Pkwy East				
5/21/2018	95274	Irrigation	Somerset Parkway	On the corner of Somerset Pkwy and Painted River, cleaned out stuck valve				
5/21/2018	All	Maintenance	All	Summer weekly maintenance tasks				
5/21/2018	95282	Irrigation	Sonterra	Removed thistles and cheat grass behind 1640 Back Nine Trl				
5/21/2018	95281	Irrigation	Eagle Chase	Repaired broken mainline on Eagle Chase Trl before you get to Woodbridge Ct.	X			
5/21/2018	95282	Maintenance	Sonterra	From Back Nine Trl and just past Autumn Valley Trl, removed turf off pathway				
5/21/2018	95274	Irrigation	Somerset Parkway	On Somerset Ridge Pkwy, replaced faulty and stuck valves				
5/21/2018	96226	Maintenance	Samantha Crest Trail	Re-staked and re-tied pine trees and removed weeds from planter beds				
5/21/2018	95274	Irrigation	Somerset Parkway	Repaired broken mainline near The Cut coming down to Mae Anne	X			
5/21/2018	95274	Irrigation	Somerset Parkway	Fixed broken heads and drips at the corner of Del Webb Pkwy East and Somerset Ridge Pkwy				
5/21/2018	95282	Maintenance	Sonterra	Removed turf from asphalt path from Back Nine Trl to Autumn Valley				
5/21/2018	95274	Maintenance	Somerset Parkway	Starting from the guard shack to Verdi, we fertilized along main parkway				
5/21/2018	Various	Maintenance	Various	Treated for powdery mildew, pitch moth and aphids (various locations). Treated for necrotic fairy ring (2x) at MaeAnne entrance.				
5/28/2018	95283	Irrigation	Amber Glenn	On Beacon Ridge Trl, replaced a cracked valve				
5/28/2018	All	Maintenance	All	Summer weekly maintenance tasks				
5/28/2018	95275	Irrigation	Willow Ranch	On Evening Rock, replaced cracked valves near Wintermoon Ct				
5/28/2018	95274	Irrigation	Somerset Parkway	Replaced a non-functioning valve in the center median on Somerset Pkwy near the water tower				
5/28/2018	95274	Irrigation	Somerset Parkway	Fixed heads and nozzles on Somerset Pkwy starting from the guard shack up to the first roundabout				
5/28/2018	96226	Maintenance	Samantha Crest Trail	Cleaned out planter beds				
5/28/2018	95275	Maintenance	Ventana 2A	Cleaned up common areas				
5/28/2018+A964	95289	Maintenance	Antler Point	Cleaned up common area				

EXHIBIT "D"

Somerset Canyon Nine Golf Course Highlights - May 2018		
Week Of	Task	Description
5/7/2018	Maintenance	Mow Greens 2X
5/7/2018	Maintenance	Course set up 2X (move tee markers, fill divots, empty trash, change cups)
5/7/2018	Maintenance	Rake Bunkers 3X
5/7/2018	Maintenance	Mow Tees, Collars, Approaches 2X
5/7/2018	Maintenance	Mow rough and fairways
5/7/2018	Maintenance	Worked on adding more rock for drainage behind 9
5/7/2018	Irrigation	Reprogrammed Irrigation Satellite
5/7/2018	Irrigation	Lots of hand watering and spot watering due to pump being off
5/7/2018	Maintenance	Blow soil off of paths from pavers
5/14/2018	Maintenance	Mowed greens 2X
5/14/2018	Maintenance	Course set up 2X (move tee markers, fill divots, empty trash, change cups)
5/14/2018	Maintenance	Raked Bunkers 3X
5/14/2018	Maintenance	Mowed Tees, Collars, Approaches 2X
5/14/2018	Maintenance	Mowed rough
5/14/2018	Maintenance	Mowed fairways
5/14/2018	Maintenance	Sprayed Greens with fertilizer
5/14/2018	Maintenance	Worked on adding more rock for drainage behind 9
5/21/2018		Mowed Greens 2X
5/21/2018	Maintenance	Course set up 2X (move tee markers, fill divots, empty trash, change cups)
5/21/2018	Maintenance	Rake Bunkers 3X
5/21/2018	Maintenance	Mowed Tees, Collars, Approaches 2X
5/21/2018	Maintenance	Mowed rough
5/21/2018	Maintenance	Mowed fairways
5/21/2018	Irrigation	Worked on adding more rock for drainage behind 9 -- looks like we have found the last area of water infiltration
5/28/2018	Maintenance	Mowed greens 2X
5/28/2018	Maintenance	Course set up 2X (move tee markers, fill divots, empty trash, change cups)
5/28/2018	Maintenance	Rake Bunkers 3X
5/28/2018	Maintenance	Mowed Tees, Collars, Approaches 2X
5/28/2018	Maintenance	Mowed rough
5/28/2018	Maintenance	Continued working on hole 9 drainage



SOMERSETT OWNERS ASSOCIATION – ENGINEERING UPDATE

May-June 2018

This update is an ongoing summary of significant projects that Padovan Consulting is currently providing project management and/or engineering for as well as summarizing future projects if known.

Slurry seal project was largely completed over this past month.

PROJECTS:

1. Rockery Wall and Slope Failures – All projects are complete. Landscape repair remains for one homeowner on Woodcrest Ct.

Monitoring continues on the rockery wall at Crescent Point. No movement has been detected per Kane monitoring equipment.

A new concern with integrity of wall on Gypsy Hill Rd. has been reviewed and safety precautions implemented.

SBE Shear Key:

One of two back yard landscape projects was completed. No movement detected on slope and no subsurface water detected per Kane monitoring equipment.

Timaru Ct. soil nail wall and rockery wall reconstruction:

All work is complete and all areas have been re-landscaped.

Trail Ridge (aka Hole 5 SGCC) rockery wall repair:

All work is complete and all areas have been re-landscaped. Golf course has re-graded the course and sodding on the golf course still remains. This work is being done by SGCC.

Gypsy Hill rockery wall:

Wall was deemed a safety hazard due to the condition. CFA set monitoring points on Gypsy Hill wall. Mailbox in front of the wall has been removed and relocated. Cones have been placed around area of concern. Future repair will be necessary.

2. Somerset Common Area Drainages and Hillside Erosion- Bid 4 for drainage repairs was approved last board meeting. This includes repairs on Hole 9 of the Canyon 9 golf course. Work on Hole 9 channel repairs is scheduled to start on June 18th. Padovan will provide oversight during repairs. The board also approved a full review of the drainage channels which has commenced. Once complete the spreadsheet will be updated with current conditions and a new exhibit is being created to show the drainage channels. Anticipate this to be complete before end of the summer. We anticipate at least one more round of drainage channel maintenance but this will be deferred until inspection is completed.

Padovan Consulting has also been working on hillside erosion issues that are also budgeted in the reserve study under drainage system maintenance. The Wintercreek Hillside erosion repair proposal for the common area above Scott Valley Ct. will be bid to a 2nd contractor. This project is being deferred until later in the year as it is better done in the fall.

Another significant hillside erosion issue is currently being reviewed and studied to develop solutions. This area is in common area behind homes on Roanoke Trail (Area 4A). This comprises a large area of hillside and the project may not move forward this year. It is largely dependent on budget constraints and will be evaluated this fall when sunk costs for other projects are known.

The Saddle Tree Trail erosion control project is complete and approved.

A small repair was jointly addressed by Lennar and SOA in Wintercreek to address sediment into backyards.

3. Asphalt Maintenance – Padovan Consulting manages and oversees the pavement preservation for all privately owned SOA streets and paths.

The community wide patch and crack seal project has been completed with punchlist comments addressed. The slurry seal on the trails and streets was completed over the last month. A final post sweep of streets still remains. The slurry seal for Town Square commercial has not yet been completed and a schedule has not been set.

4. Somerset Slide Relocation and Landing Pool – The OLC design and overall civil site design have been completed along with a bid package with project specifications and scope of work. This was sent out to contractors to bid the project. Bids will be presented at the June board meeting along with professional service proposals associated with the construction of the project. If a bid is awarded then project would be scheduled for this Fall/Winter.