

Why Are We Updating Our Bylaws?

Our community has changed significantly since the original bylaws were adopted. Over the years, amendments and changes in the way our Association operates have made it important to bring our governing document up to date.

Updating our bylaws helps ensure that Somerset remains well-managed, financially sound, and responsive to the needs of our members. It also provides clarity on responsibilities, rights, and procedures so that our community continues to thrive today and into the future.



COME TO AN INFORMATIONAL GATHERING

September 30
October 6 and 20
November 17

Board of Directors

Jerry Sloan, President
Roger Smith, Secretary
Shari Albe, Treasurer
Jamie Gurganus
Pam Opheim
Tim Rasmussen
Maria Gabriela Wurringer



Somerset Clubhouse 6:30 PM
2400 Aspin Drive

OUR COMMITMENT TO SOMERSET

OUR GOAL IS SIMPLE:

To maintain and enhance our community, protect the interests and property values of our homeowners, and preserve Somerset as an attractive, welcoming neighborhood for everyone.

Working together, we can protect our homes, strengthen our community, and preserve the value of our neighborhood.



Somerset Town Home and Row House Association

BYLAWS UPDATE



Protecting Our Community



Preserving Our Property Values



Planning for the Future

Reasons to Update Our Bylaws

- 1 Reaffirm the fundamental purpose of the Association as an organization of equal Members who work individually and collectively for their mutual benefit and for the common good of the Association.
- 2 Clarify the responsibility for the operation, maintenance, appearance and preservation of the Association and its properties, units, and common areas, with the Members and their duly elected Board of Directors, acting in accordance with the Association's governing documents, applicable laws, and governmental regulations.
- 3 Provide clear guidance concerning the financial responsibilities and accountability of the Association and Board related to fiscal integrity, appearance and value of the structures, individual and collective investments.
- 4 Remove obsolete language related to original developers, contractors, property lots, and governmental regulations that are no longer relevant to the Association.
- 5 Define clearly and consistently terms that are used to govern the Association, such as Corporation, Association, Membership, Assessment and Proxy, etc.
- 6 Establish clear qualifications and eligibility requirements for Board Officers of the Association.
- 7 Clearly define the authority, duties, responsibilities, and limitations of the Board of Directors.
- 8 Clarify and define the authority and eligibility criteria for Board Officers, voting electronically, resolving tie votes, quorum, proxy votes, enforcing regulations, administering penalties and more.
- 9 Establish specific procedures and consequences for late or non-payment of Association dues (Assessments), including applicable due dates, notices, late charges, interest and other authorized actions.
- 10 Clarify quorum and voting requirements for the Board and Members with respect to specific actions and decisions.
- 11 Outline the manner and timing of specific notices, reports, records, and other communications that the Board must provide to Association Members.
- 12 Clarify each Member's responsibility to maintain appropriate homeowner property insurance, and the requirements for reporting and filing of claims when damage affects other Members' property.
- 13 Clarify how insurance proceeds and reserves are to be distributed or applied when covered loss involves a Member's property and the Association's property, and the responsibility of the Association to repair or replace roof shingles, siding, and exterior trim.
- 14 Establish reasonable exterior appearance and maintenance requirements for individual properties in order to preserve the appearance, safety, desirability, and value of the community for the benefit of all Members.
- 15 Establish clear parking regulations designed to promote consistency, safety, convenience, and the general well-being of all Members.