

Aesthetic Guidelines Committee Charter

The Somerset Owners Association Board of Directors has the authority to create standing or special committees according to Section 3.16 and advisory committees according to Section 3.18 of the Bylaws.

As such, the Board of Directors adopts this formal resolution to amend the Aesthetic Guidelines Committee Charter with the powers and duties set forth.

Purpose

The purpose of the Aesthetic Guidelines Committee (AGC) is to facilitate the continuance of the Somerset visual personality by reviewing and approving all properly submitted plans for development, changes, additions, and/or landscaping for existing and/or new units in Somerset.

Responsibilities

The AGC will render decisions on such matters as are subject to review, consideration or approval or as may be referred to the AGC by the Board. Any AGC denial of approval may be appealed for further consideration. All homeowner information discussed by the AGC is confidential.

New or additional design guidelines and regulations may from time to time be proposed by the AGC and recommended to the Somerset Owners Association Board (Board) for its approval.

Organization and Term

The AGC shall be composed of seven Board appointed members; one primary and one alternate Board member, four qualified members of allied physical design professions (civil engineer, architect, landscape designer, construction manager) who are independent professional service providers and one Association unit owner member in good standing. AGC members shall be subject to removal at any time by the Board, and any vacancies existing from time to time shall be filled by appointment of the Board. A quorum of the AGC shall consist of a majority of members. A decision may be rendered by a majority of members at a meeting at which a quorum is present. The alternate Board member shall vote only when the primary Board member is not in attendance or in case of a tie vote.

The Board of Directors will review AGC membership as needed. Any changes to the membership including unit member or professional, shall be made and appointed by the Board.

Each January, AGC members may nominate and select from among themselves a non-Board member Chairperson and Vice-Chairperson, who shall be responsible for leading all meetings. In the absence of a committee chair or vice chair the attending board member may be in charge of running the meeting.

The AGC meeting calendar will be established on an annual basis for Board approval at its December Board meeting. Additional meetings may be scheduled as necessary.

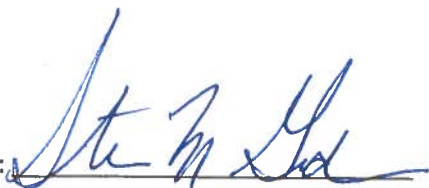
After three or more AGC meeting absences in one year by any non-Board member, any committee member may be removed from the AGC by the Board. If such removal occurs, the Board will interview other like professionals or unit owners for appointment to the AGC.

At least one of the assigned Board members is required to be in attendance at each AGC meeting. If neither Board member can be in attendance, the meeting will be rescheduled.

The Association's staff Aesthetics Director will attend all AGC meetings, record all meeting minutes, record submittal comments, provide information to the committee as requested and provide responses to submittals as directed by the committee, but will not serve as an AGC member.

The Aesthetic Guidelines Committee Charter was duly updated by the action of the Board of Directors on 14 December 2017.

By: 
Board President

Attested By: 
Board Secretary