

# THE CWD GROUP, INC.

Construction • Maintenance • Management

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*Providing Building Blocks for Successful Communities*

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## SOMERSET CREEK CONDOMINIUM ASSOCIATION

### Minutes

July 17th, 2007

6:00 PM Unit: 4225 144<sup>th</sup> Lane

1. Call to Order; 6:00 pm
2. President's Report
  - No new business.
3. Dryer Vent Update
  - There are 11 units remaining to have work done.
  - The total cost for repairing the dryer vents will be \$2500. Legacy credited us back around \$4,000 for this work.
  - As a result of us completing this work, there can no future claims because all vents are connected properly. Vent hoses are the owner's responsibility, but since the roofing project touched the vent hoses, the association has completed the repairs.
4. Secretary's Report
  - Approval of April 25<sup>th</sup> meeting minutes.
5. Treasurer's Report
  - June 30<sup>th</sup> Financial Statement
6. Old Business
7. New Business
  - Pressure Washer Rules
    - o Note that the pressure washer is in Arnolds garage. There will be a 7 day allowance for usage of the pressure washer. After the 7day allowance, a fine will be assessed. There will be a sign in and sign out sheet.
  - Welcome Committee
    - o This committee to include delivering house rules to renters and new tenants.
    - o The goal of this committee is to introduce the board to new tenants, and familiarize them with the area.
    - o Calley and Valerie will head this unit up
  - Asphalt Bids
    - o We received 3 bids on the asphalt. Of these, two are being considered

for the work. Jessica will provide the details for repairs and schedule a walk through with each vendor. The goal of the walk through with the vendors is to understand, in detail, what the asphalt providers are recommending for repairs and maintenance.

- Post's in Crawl Space
  - There have been some concerns regarding the replacement of the post in unit's crawl space. When owners are considering selling a unit, during inspection there may be concerns that a post needs to be replaced. In future cases, owners are to have CWD personnel confirm that the posts are a structural concern and should be replaced.
  - Having CWD personnel also applies to any other repairs called out on the inspection.
- Payments
  - Some tenants are late in their payment of the monthly assessment. The board has requested that Jessica follow up by the end of next week for a current status of any delinquent accounts.
- Landscape
  - Comments about the landscaping and concerns about the sprinklers. Jessica to inquire with landscaping company about mapping out where the sprinklers are and too blow out the sprinklers.
- Water & Gas Shut off
  - It was mentioned that owners are not aware of where the water main and gas shut off are located. Jessica will call and find out where the building shut offs are for both gas and water.

8. Adjourn; 7:00 pm.