

Somerset Creek Condominium Residents Association

Annual General Meeting

January 10th, 2008

Newport Way Library

14250 SE Newport Way

Bellevue, WA 98006

1. Call to Order 7:20 pm
2. Proof of Notice or Waiver of Notice, Establishment of Quorum
3. Approval of the Minutes of the annual general meeting held on 02/06/2007
 - a. Unit 10 Elizabeth Riley proposed to accept the minutes
 - b. Unit 5 Lucia Thorsby seconded the motion, which was passed unanimously
4. Reports of the Officers
 - a. President
 - i. Management Company: Arnold explained the reasons for terminating the contract with CWD and engaging Morris Management effective 1/1/2008. He then introduced our new community manager, Luiza Limona.
 - ii. Report on past years activities
 - b. Treasurer
 - i. Budget for 2008 presented by Clay Copeland.
 - ii. This included 3% increase in HOD to cover increased cost for water, garbage collection, insurance, etc.
5. Election of Directors
 - a. Open positions
 - i. The terms of Arnold Mannering, Valerie Gould, and Warren Miller expired at this AGM. They all agreed to serve for the 2008/2010 term. However, Angela Maslan contacted Jessica at CWD and expressed her interest to serve on the board. Subsequently, she met with the board and Warren Miller decided to withdraw his nomination in favor of Angela. Warren Miller proposed that Arnold and Valerie be re-elected and that Angela be elected in his place. This was seconded by Penny Dorsey and carried unanimously.
6. Unfinished Business
7. New Business
 - a. Unit 24: John Schaecher stated that the firewall beneath his unit is defective. For safety reasons, he would like this addressed.
 - i. Previously there was a report provided to the board detailing what work needed to be done to the firewalls of some units. Warren Miller will provide a copy of the report to Luiza.
 - ii. The board will review the report and decide a course of action.
 - b. Unit 22: This owner had two questions.
 - i. They would like to replace their deck and are considering utilizing an artificial wood. Are there any guidelines they should be aware of?
 1. Board Response: House rules provide instructions for deck repair including paint color, etc. If an artificial wood is to be used, a sample must be provided to the board for approval.
 - ii. They also noted that their front walkway has started to tilt and crack and wanted to know when this would be addressed.
 1. The board recognizes the need for walkway repair. The board will begin the process of gathering cost information and will take the necessary action, subject to budgetary considerations.
 - c. Unit 17: Two questions / comments.
 - i. The owner reported that the down spout on the front of their unit is leaking and asked that this be repaired.
 - ii. The owner reported that there are moles outside the unit. Luiza was asked to look into these matters.

- d. Unit 24: Owner commented that the bench in the park should be repaired. The board will check into this.
 - e. Unit 24: The owner noted that there is some erosion in the bend of Somerset Creek near the bridge. Luiza was requested to contact King County and find out what action can be taken to stop this erosion.
8. There being no further business, the meeting was adjourned at 8:30PM.

Calley Copeland, Secretary.