

*Somerset Creek Condominium Owners Association*  
Board of Directors Meeting  
July 24<sup>th</sup>, 2008  
4225 144 LN SE  
Bellevue, WA 98006

1. **Call to Order:** 7:00pm
2. **Attending**
  - Arnold Mannering (President)
  - Angela Mashlan (Vice President)
  - Clay Copeland (Treasurer)
  - Calley Copeland (Secretary)
  - Valerie Goulds (At-Large)
  - Luiza Limona (Morris Management)
3. The minutes of the meeting held on 05/23/2008 was approved.
4. **Presidents Report**
5. **Treasurer's Report**
  - a. Regarding the recent Senate Bill 6215, condo associations are now required to perform a reserve study every 3 years. The reserve study must be available to new buyers. To view the bill, go to <http://www.leg.wa.gov/>, then click on "Bill Search" and type "6215".
  - b. Somerset Creek's Reserve Study was last updated February of 2006 by Reserve Consultants Ltd, and the board asked them to update it next year.
6. **Managers report**
  - a. Funds recovered by Morris Management from incorrect tax payment advised by CWD in 2007. Thanks to Luiza and Morris Management for catching this error.
  - b. Allied Waste Services notified Morris Management that the fee for trash service for Somerset Creek will be increased immediately, but did not specify the amount. Currently, garbage is budgeted at \$704.00 per month with an average monthly expense of around \$710.00.
7. **Old Business**
  - a. Unit 7. Damaged gutter reported and repaired.
  - b. Unit 1. Damaged gutter reported and repaired.
  - c. Unit 33. Damaged gutter, plaster, and painting have been repaired.
  - d. Unit 42. All repairs completed.
  - e. Backflow testing was completed at the corner of 144<sup>th</sup> LN SE. Failures found on backflow prevention. The meter was replaced and is now up to code.
  - f. Photocells replaced at units 15 & 22.
8. **New Business**
  - a. Fire Chief Equipment completed a Fire Extinguisher Inspection on 7/7/08.
  - b. Unit 14. Regarding the water damage and insurance claim, Luiza to follow up for warranties and requirements for work completed.
  - c. The board requests that Seal Pro complete the repairs to the damage caused by the Seattle times delivery vehicle.
  - d. 4252 – Owner request that the association replace door handle and paint door. Home owners are responsible for door handles. Home owners can paint individual doors in accordance with our association rules noting matching colors.
  - e. Based on reserve study allowance, the board will research painting the exterior doors. Luiza will request estimates and this will be addressed at the next board meeting.
  - f. The board decided to ask Andreas to anchor down the park bench.
  - g. Luiza was requested to ask the landscape company to fill bare areas of grass with compost.
  - h. Unit 47. It has been observed that the occupant has been stubbing out cigarettes on the siding. Luiza was instructed to write to the occupants stating that they must stop immediately from doing this and will be charged for any damages caused.
  - i. The board approved a Web site for Somerset Creek. This will provide for a centralized place for a community calendar, meeting minutes, communications, etc.
  - j. Luiza to check with landscapers regarding keeping tree's trimmed around the buildings. This will be discussed in more detail at the next board meeting.

The next Board of Directors meeting will be held on September 25<sup>th</sup>, 2008 at the home of Clay Copeland. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.