

Somerset Creek Condominium Residents Association

Annual General Meeting

January 15th, 2009

Newport Way Library

14250 SE Newport Way

Bellevue, WA 98006

1. Call to Order 7:00 pm
2. Proof of Notice or Waiver of Notice, Establishment of Quorum
3. Approval of the Minutes of the annual general meeting held on 01/10/2008
 - a. Unit 10 Elizabeth Riley proposed to accept the minutes
 - b. Unit 49 Peer Marcher seconded the motion, which was passed unanimously
4. Reports of the Officers
 - a. President
 - i. After approval of an initial budget providing a 2% increase in dues, the board approved a revised budget reflecting a 5% increase in dues. The revised budget as a result of unexpected cost surrounding the upcoming repairs to the creek in our complex. It was anticipated that King County would be responsible for repairing the creek. After meeting with officials from King County, it was determined that Somerset Creek HOA would be responsible for repairs to the creek.
 - ii. Snow removal. Several homeowners have asked why we did not have our driveways plowed during the recent snowstorm. Factors for the Board decision against having our parking lots cleared include the possible damage to our roads, availability of snow plows, excessive cost during this storm, and because SE 42nd St had not been cleared. The board did have Andreas clear all private walkways.
 - iii. Parking. A reminder to all homeowners to review the rules and regulations regarding parking in visitor spots. Please inform the board of violators and include license plate numbers with your submission.
 - iv. Morris Management. There have been some complaints regarding the response time from Morris Management. Please note that when you are contacting Luiza Limona you must always leave your full name, address, the name of our property Somerset Creek, and your contact phone number. Typical call response times from Morris management are 24 business hours. A routine maintenance request does not constitute an emergency.
 - v. The board is currently developing a website for the community. This will be announced in the coming weeks.
 - b. Treasurer
 - i. A recap of the 2008 budget performance was presented. There are no budget run over's to report and the association tracked 97% to budget.
 - ii. Budget for 2009 presented by Clay Copeland.
 - iii. This included 5% increase in HOD to cover increased cost for utilities and the upcoming repairs to the creek.
 - iv. The board will order an updated reserve study during 2009.
5. Election of Directors
 - a. Open positions
 - i. The terms of Calley and Clay Copeland expired at this AGM. They both agreed to serve for the 2009/2011 term. It was moved, seconded, and passed to re-elect Calley and Clay Copeland.
6. Unfinished Business
7. New Business and Questions
 - a. A homeowner reported that a service truck leaked oil in our parking lots.
 - b. Unit 22. Lesley reported that the lawn surrounding her home is in very poor condition.

- i. The board did meet with an arborist regarding the condition of our lawns. Due to the unknown cost of the creek repair, beautification projects will be on hold.
- c. A homeowner suggested that Somerset Creek create a plan for contacting one another during emergencies.
- d. Regarding our website, a homeowner suggested a webpage where we can share useful information such as recommended contractors or service providers. A calendar of events was also requested.

There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.