

*Somerset Creek Condominium Owners Association*  
Board of Directors Meeting  
February 26<sup>th</sup>, 2009  
4255 144 LN SE  
Bellevue, WA 98006

1. **Call to Order:** 7:00pm
2. **Attending**
  - Arnold Mannering (President)
  - Clay Copeland (Treasurer)
  - Calley Copeland (Secretary)
  - Angela Mashlan (Vice President)
  - Valerie Goulds (At-Large)
  - Luiza Limona (Morris Management)
3. The minutes of the meeting held on 11/20/2008 were approved.
4. **Presidents Report**
  - a. Nothing new to report.
5. **Treasurer's Report**
  - a. Somerset Creek Reserve study is scheduled for March.
  - b. Final 2007 Financial Audit to be received by end of Feb 09.
  - c. Draft 2008 Financial Audit is in process. All documents were provided to Jay Vandal on February 13<sup>th</sup>, 2009.
6. **Managers report**
  - a. Management Contract Renewal signed by the board.
  - b. Site Inspection report was performed on Feb 4 and 19, 2009 and provided to the Board
  - c. Luiza requested a bid from Andreas for cleaning all white fences around the community.
  - d. Luiza requested a bid from Kunzman Tree Care for removal of tree roots around buildings which have damaged the cement walkways.
  - e. 2009 Annual Calendar was provided to the board.
7. **Old Business**
  - a. Tree trimming around the community was completed by Kunzman Tree Care on February 12<sup>th</sup>, 2009.
  - b. Bid on Creek Cleaning received from Kunzman Tree Care was Tabled
  - c. Gutter cleaning was completed by Cascade Roof and Gutter on December 22<sup>nd</sup> and 23<sup>rd</sup>, 2008.
  - d. A bid was requested from Andreas to stabilize or repair all white light posts in the community.
  - e. 4204 144<sup>th</sup> LN SE. The board asked Luiza to request a copy of the fire report.
8. **New Business**
  - a. Website ([www.somersetcreek.net](http://www.somersetcreek.net)) is up and running.
  - b. The board asked Luiza to obtain a bid from Andreas to clean and repaint the Somerset Creek entrance signs.
  - c. 4200 144<sup>th</sup> LN SE. Home owner attached a satellite to the building without board approval. The board asked Luiza to instruct the home owner to remove the satellite and get board approval before repositioning. Legacy Roofing will be asked to inspect and repair the roof to its original condition. The home owner will be billed for all expenses related to the roof inspection and repair.
  - d. 4259 144<sup>th</sup> LN SE. Owner reported a roof leak to Luiza. Legacy Roofing was contacted and scheduled to be on site on 3/2/09.
  - e. The board asked Luiza to obtain bids for dryer vent cleaning.
  - f. Insurance Renewal to be discussed with CAU representative. Luiza to setup appointment with CAU.

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

Calley Copeland, Secretary.