

Somerset Creek Condominium Owners Association
Board of Directors Meeting
April 29th, 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)
 - Valerie Goulds (At-Large)
 - Luiza Limona (Morris Management)
3. The minutes of the meeting held on 02/26/2009 were approved.
4. **Homeowner Forum**
 - a. 14315 SE 42nd LN. Home owner notified the board of an upcoming remodel to the kitchen area of the unit and provided engineering drawings of the changes. Exterior change request included an updated sliding door and a solar powered attic fan. The board approved the new sliding door but rejected the installation of a solar powered attic fan due to roof warranty issues.
5. **Presidents Report**
 - a. Nothing new to report.
6. **Treasurer's Report**
 - a. Reserve study received from Reserve Consultants. The board will schedule a follow up meeting with Reserve Consultants to discuss the details of the report.
 - b. 2007 Financial audit is complete. Copies provided to the board.
7. **Managers report**
 - a. Pressure washing completed by Andreas.
 - b. Compost was applied to areas where the lawn has thinned due to roots and excessive shade.
 - c. 14312 SE 42nd LN. Owner reported a blocked gutter. It was inspected by Andreas but no damage or blocking was found. Gutter was cleaned.
 - d. Bid received from Andreas for replacement of light post and lights.
 - e. Backflow testing performed on SE 42nd LN. One valve failed and was replaced.
 - f. Site inspection performed on April 2nd, 2009.
8. **Old Business**
 - a. Bids received for dryer vent cleaning. The board approved Chimney Specialist to perform the service.
 - b. 4200 144th LN SE. Letter sent to home owner specifying the satellite is to be removed by May 10th or fines will be imposed. A roof inspection / repair will follow at the home owners expense.
9. **New Business**
 - a. The board requests a quotation from Kunzman Tree Service for removal of major tree roots around buildings that have damaged walkways and parking lots. Luiza to request quotation and schedule a walkthrough with Eli.

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

Calley Copeland, Secretary.