

Somerset Creek Condominium Owners Association
Board of Directors Meeting
June 4th, 2009
4225 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 04/29/2009 were approved.
4. **Homeowner Forum**
 - a. 14315 SE 42nd LN. Home owner contacted Legacy roofing regarding the solar attic fan. Legacy confirmed that if installed by Legacy, Somerset Creek will maintain the roof warranty. The board is considering implications from this installation and will respond.
 - b. 14301 SE 42nd LN. Home owner notified the board of an upcoming remodel. Interior changes include the installation of three "Sun Tunnels". The board has requesting that the owners submit an Architectural Control Form including drawings of the installation request.
5. **Presidents Report**
 - a. No new business to report.
6. **Treasurer's Report**
 - a. No new business to report.
7. **Old Business**
 - a. KTC completed creek cleaning and planting trees along creek side on May 28th, 2009.
 - b. Dryer vent cleaning completed on May 13th, 2009 by Chimney Specialists. Unit 4240 was not accessible due to deck installation blocking the dryer vent.
 - c. KTC inspected exposed major tree roots for possible removal. KTC's recommendation is to leave the tree roots as is, but install mulch to slow the spreading of the roots.
8. **New Business**
 - a. The board approved new light poles and lights to be installed by Andreas.
 - b. 14307 SE 42nd Lane. Home owner reported a roof leak above the stairs on the 2nd floor. Legacy roofing sent a technician to inspect and a report will follow shortly.
 - c. 4208 144th LN SE. The board asked Luiza to collect bids for replacing the fencing surrounding the deck. The board request bids to replace as is.
 - d. The board approved repairs to the sports court including resurfacing, replacing the basketball goal, and the purchase of a net. Andreas and Court Games LLC are to complete the work.
 - e. 14315 SE 42nd Lane. Home owner requested reinforcement to subflooring where originally mislaid. Andreas to contact home owner and schedule appointment.
 - f. 4240 144th LN SE. Home owner reported dry rot beneath rear exterior door on exposed wood. Andreas contacted to inspect and repair.
 - g. The board asked Luiza to contact a lawyer regarding providing a "Hold Harmless" agreement. This is to be used when home owners make approved modifications to the exterior of a building.
 - h. The board is preparing a collection policy which will be part of the house rules to better inform residents of late fee collections.

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

Calley Copeland, Secretary.