

*Somerset Creek Condominium Owners Association*  
Board of Directors Meeting  
August 13<sup>th</sup>, 2009  
4229 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)
  - Luiza Limona (Morris Management)
3. The minutes of the meeting held on 06/04/2009 were approved.
4. **Homeowner Forum**
  - a. No home owners present.
5. **Presidents Report**
  - a. No new business to report.
6. **Treasurer's Report**
  - a. 2010 budgeting will begin in September. A rough draft will be provided for the Board to review at the next board meeting.
  - b. The CD's at Chase Bank have been consolidated into a new CD with a rate of 2.25%. The new CD will mature on 06/25/2011. A checking account was created and funded to \$4,000.00. This was a requirement to receive the CD rate.
7. **Managers Report**
  - a. Site inspection performed on July 30<sup>th</sup>.
  - b. Building Insurance Policy was renewed.
  - c. Annual Fire Extinguisher Inspection was performed on July 14, 2009 by Fire Chief Equipment.
  - d. Several landscaping issues were discussed with Condo Landscaping in regards to brown spots and lack of fertilizer around community. Waiting on recommendations.
  - e. 4208 144<sup>th</sup> LN SE. Gutter repairs and the replacement of the metal overhang pieces were performed by Andreas.
  - f. 14312 SE 42<sup>nd</sup> LN. The light bulb (sodium) was replaced on the garage.
  - g. Gutter cleaning was performed by Mike Rennie on August 10<sup>th</sup>.
  - h. Compliance issues:
    - i. Compliance letters were sent to units 4263, 4261, 4236, to maintain their deck and/or front yard.
    - ii. Letter sent to unit 4256 regarding construction project as deck boards were laying in front yard (construction materials).
    - iii. Letter sent to unit 4237 regarding internet wire drilled through the siding at the back of the house.
8. **Old Business**
  - a. Kunzman Tree Care (KTC) removed fallen tree and several dead trees along the creek on July 30<sup>th</sup>.
  - b. 4240 144<sup>th</sup> LN SE. Home owner previously reported dry rot beneath rear exterior door on exposed wood. This was repaired by Andreas.

- c. 4208 144<sup>th</sup> LN SE. The Board previously asked Luiza to collect bids for replacing the fencing surrounding the deck. Bid received from Andreas in the amount of \$779.10. This work will be tabled until current year budget is reviewed.
- d. Sports Court. The sports court was cleaned and resurfaced by Court Games LLC. A new basketball goal will be installed by Andreas during August.
- e. The Board previously approved new light poles and lights to be installed by Andreas. The work was completed and invoice paid in the amount of \$2,802.56.
- f. 14307 SE 42<sup>nd</sup> Lane. Home owner previously reported a roof leak above the stairs on the 2<sup>nd</sup> floor. Legacy roofing sent a technician to inspect and repair.
- g. 14315 SE 42<sup>nd</sup> Lane. Home owner previously requested reinforcement to subflooring where originally mislaid. The home owner had a contractor add the reinforcement.

**9. New Business**

- a. The Board approved a "Hold Harmless" agreement. This is to be used when home owners make approved modifications to the exterior of a building. The document will be posted to the Somerset Creek web site.
- b. The Board approved a new collection policy which will be included in the house rules to better inform residents of late fee collections. The new policy will impose a \$25 fine for late assessment payments. In the event of further delays, additional fines of \$25 will be levied. The Board asked Morris Management to provide a draft copy of the collection policy.
- c. 4200 144<sup>th</sup> LN SE. The Board asked Luiza to arrange a roof inspection and to repair any damage resulting from the satellite. All expenses will be invoiced to home owner.
- d. Somerset Creek will host a grill out in the park on Wednesday, August 19<sup>th</sup>. The association will provide hamburgers, hot dogs, chips and sodas.
- e. The Board asked Luiza to provide draft copy of a satellite policy for consideration. This policy will specify installation instructions and the process for approval.
- f. The Board asked Luiza to obtain a quotation for a "Somerset Creek" sign, similar to the existing small sign at the entrance on 144<sup>th</sup> LN SE. This sign to be placed near the pathway in the park area.
- g. The board asked Luiza to obtain a quotation for a fence along the open space on 142<sup>nd</sup> PL SE, with a gate at the entrance to the pathway.
- h. 4263 144<sup>th</sup> LN SE. The Board approved repairs to the sidewalk in front of 4263 144<sup>th</sup> LN SE. Rainier Asphalt will perform the repairs as stated in the quotation provided.

The next Board meeting will be held on October 15<sup>th</sup> at 4255 144<sup>th</sup> LN SE.

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

Calley Copeland, Secretary.