

Somerset Creek Condominium Owners Association
Board of Directors Meeting
October 28th, 2009
4225 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)
 - Lawrence Yuan (Homeowner)
3. The minutes of the meeting held on 08/17/2009 were approved.
4. **Homeowner Forum**
 - a. Lawrence Yuan attended the meeting and inquired about capital improvement projects currently under consideration. The Board referred Mr. Yuan to the reserve study to view projected capital investments.
5. **Presidents Report**
 - a. No new business to report.
6. **Treasurer's Report**
 - a. 2010 Budget was approved with a 3% increase in dues. This increase is a result of increased utilities and reserve contributions.
7. **Managers Report**
 - a. Morris Management received a letter of engagement from Joseph Vandal for the 2009 audit. The Board approved this engagement.
 - b. Luiza has reserved the Library meeting room on Thursday, January 7th for the Somerset Creek Annual General Meeting.
 - c. Compliance issues:
 - i. 4252 144th LN SE. Letter sent to home owner regarding deck maintenance dispute informing the owner of maintenance responsibility.
 - ii. 4237 144th LN SE. Letter received from the owner regarding internet wire drilled through the siding at the back of the house. The cable was not installed by the owner. A 2nd notice will be sent requesting the removal and repair of damaged siding.
 - iii. 4254 144th LN SE. The owner had previously been issued a parking violation letter and fine. Morris Management received a response from the owner that they could not start their car. The Board considered the letter and will not waive the fine.
8. **Old Business**
 - a. Luiza provided the Board a final copy of the new Somerset Creek Collection policy which will be effective January 1, 2010.
 - b. 4208 144th LN SE. Luiza received a bid from Andreas in the amount of \$550.00 plus material to replace the fence next to the parking lot. The Board approved this bid and asked for the fence to be replaced.
 - c. Several gutter repairs and cleaning were performed during the past two months. Fall gutter cleaning is scheduled for late November.

- d. 4263 144th LN SE. Rainier Asphalt completed the repairs to the sidewalk as stated in the quotation provided.
- e. Window Replacement. The Board discussed options for window replacement. Currently, windows are budgeted in the reserve study for 2028. If home owners are interested in funding and replacing windows in their unit, please contact the Board.
- f. Complex Security. The Board discussed options for adding security cameras to the complex. The projected cost for the implementation of such a system would exceed \$10,000.00. The Board views this as an unnecessary expense and encourages home owners to question and report strangers.
- g. Bark around the community. A home owner has commented on the bark used in the spring of 2009. The Board will consult with arborist Eli Kunzman before placing more bark around the community.

9. New Business

- a. Morris Management provided the Board a rental cap template for review. The Board will review the template provided, make changes as necessary, and then implement the rental cap.
- b. Morris Management provided the Board a satellite dish installation rules template. The Board will review the template provided and make changes as necessary.
- c. 4200 144th LN SE & 14416 SE 42nd St. Puget Sound Energy was informed of a tree by an electrical pole that needs trimming. A service work order was placed for this item with PSE.
- d. 4250 144th LN SE. Home owner reported a damaged walkway as a safety concern. Tree roots under the sidewalk are damaging the sidewalk and exterior siding on the garage. After viewing, the Board approved repairs to the sidewalk in front of 4250 144th LN SE. Kunzman Tree Care will perform the repairs to ensure the health of the tree and surrounding landscape.
- e. Cottonwoods. The Board approved Kunzman Tree Care to remove and replant the cottonwoods in the park area. The cottonwoods are showing visible signs of decay and now pose a threat to several structures in the complex. Trees are an important part of the community and will be replanted with native trees and plants. A date has not been set for the restoration to begin, but is expected sometime during the winter. The online calendar will be updated once a date is set.
- f. www.somersetcreek.net. The Board approved future notifications to home owners to be posted to the Somerset Creek web site. Home owners should check the web site which will provide e-mail notification of announcements.
- g. The Board asked Luiza to contact Andreas regarding raising the Somerset Creek sign at the entrance of 144th LN SE. The sign is not visible from the street which is a safety hazard for emergency vehicles when they are called to Somerset Creek.
- h. The Board approved for downspout leaf strainers to be placed in the gutter downspouts during this falls gutter cleaning. These strainers should minimize gutter cleaning requirements throughout the year and save the association in maintenance cost.
- i. 4238 144th LN SE. Unit dryer vent is covered by neighbor's deck and was not cleaned during the recent dryer vent cleaning, which poses a fire hazard. The Board approved for Andreas to make the necessary repairs to enable the dryer vent to be cleaned.
- j. 4263 144th LN SE. Home owner requested that the trees at the back of the unit be trimmed. The owner reports that the trees overhang the back deck making it very difficult to keep clean. The Board will request Kunzman Tree Care to trim the trees during the spring tree trimming.

The Board will meet next at the AGM on Thursday, January 7th at the Newport Way Library.

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

Calley Copeland, Secretary.