

Somerset Creek Condominium Residents Association

Annual General Meeting

January 7th, 2010

Newport Way Library

14250 SE Newport Way

Bellevue, WA 98006

1. Call to Order 7:00 pm
2. Proof of Notice or Waiver of Notice, Establishment of Quorum
3. Approval of the Minutes of the annual general meeting held on 01/15/2009
 - a. Unit 12 Nancy Stewart proposed to accept the minutes
 - b. Unit 49 Peer Marcher seconded the motion, which was passed unanimously
4. Reports of the Officers
 - a. President
 - i. Resident Information Updates. Please provide any changes of vehicle information either to Morris Management through Luiza Limona or via the Somerset Creek web site, www.somersetcreek.net.
 - ii. Cottonwoods in the Park. The Cottonwood Trees in our park area were aging and posed a threat to several of our buildings. Cottonwoods are notorious for being brittle, and for limbs snapping with no warning. The board partnered with Kunzman Tree Care to remove the cottonwoods and replant the area. Trees are an important part of our community and we want to ensure we rehabilitate this area with native trees and plants. On Monday, December 14th, we had a Site Development Specialist from the Land Use Division of the Department of Development and Environmental Service on site to inspect the trees and issue a permit. He agreed that the trees are a hazard and should be removed immediately. The permit specifies that 18 trees are to be replanted and can be a combination of Douglas Fir, Western Red Cedar, Western Hemlock or Sitka Spruce. A copy of the permit can be viewed by [CLICKING HERE](#). The work will be completed in the spring of 2010.
 - iii. Parking. A reminder to all homeowners to review the rules and regulations regarding parking in visitor spots. Please inform the board of violators and include license plate numbers with your submission.
 - iv. Website. The board has completed the creation of a website for the community. The website contains information such as a community calendar, notice of events around the community, board meeting minutes, etc. Please visit www.somersetcreek.net to view the community website.
 - v. Rental Cap Amendment. The board recognizes the need for the association to adopt a leasing and enforcement amendment to the association's declaration. This is a result of concerns regarding maintaining the "saleability" of units in Somerset Creek. If an association has too many renters, lenders will not lend for our complex, which will in turn decrease the property values in the complex. The association has hired Leahy McLean Fjelstad (LeahyPS) to provide legal counsel during this process. LeahyPS is a law firm based in Kirkland that specializes in providing legal counsel to community associations throughout Washington State. As a result, all homeowners will receive an amendment to our condominium declaration in the mail with a request to either approve or deny these changes.
 - vi. Window Replacement. Window replacement for Somerset Creek is not a viable option for the association today. It is currently scheduled for 2021 in the reserve study. The board will not request a special assessment for the replacement of the windows in our community. Home owners are allowed to replace windows at their own expense, pending board approval. If a home

owner is interested in replacing their windows at their own expense, please contact Luiza.

- b. Treasurer
 - i. A recap of the 2009 budget performance was presented. There are no budget run over's to report.
 - ii. Budget for 2010 presented by Clay Copeland.
 - iii. This included 3% increase in HOD to cover increased cost for utilities.
 - iv. A detailed overview of the reserve study was provided.
5. Election of Directors
 - a. Open positions
 - i. The terms of Valerie Goulds and Arnold Mannering expired at this AGM. They both agreed to serve for the 2010/20112 term. It was moved, seconded, and passed to re-elect Valerie Goulds and Arnold Mannering.
6. Unfinished Business.
 - a. None to report.
7. New Business and Questions
 - a. Unit 46. Home owner reported pooling of water in the driveway in front of his unit. The parking lots will be patched again in 2012 during resurfacing.
 - b. Unit 14. Home owner inquired about what vegetation would be removed during the cottonwood project. The cottonwoods will be topped with several large logs remaining on the property to provide a natural park setting. The blackberry bushes will be removed.
 - c. Unit 22. Home owner inquired about tree trimming around her building and reported that two trees were pushing against one another and leaning towards the building. The board will ask Kunzman Tree Care service, arborist Eli Kunzman, to inspect the trees.
 - d. Unit 8. Home owner reported water pooling on the walkway in front of her door and in her front yard. The board will ask arborist Eli Kunzman to inspect the area and make recommendations for improvement.
 - e. Unit 5. Home owner reported tree roots were damaging sidewalk in front of unit 5. The board will ask arborist Eli Kunzman to inspect the area and make recommendations for improvement.
 - f. Unit 45. Home owner reported that leaves remain on her roof. She request that the leaves be removed. The board will ask Mike Rennie to remove the leaves on this unit's roof.

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

Calley Copeland, Secretary.