

*Somerset Creek Condominium Owners Association*  
Board of Directors Meeting  
February 25<sup>th</sup>, 2010  
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 10/29/2009 were approved.
4. **Homeowner Forum**
  - a. No Home owners present.
5. **Presidents Report**
  - a. No new business to report.
6. **Treasurer's Report**
  - a. No new business to report.
7. **Managers Report**
  - a. CAU Insurance. A risk management survey was performed by CAU on February 8<sup>th</sup>. A report will follow with information and recommendations to help prevent injuries and property damage.
  - b. Landscaping. Condos Landscaping will perform annual core aeration during March 2010. Core aeration reduces thatch (thatch - the layer of dead and living stems, roots built up on lawn) in your lawn while it opens the way for air, water and fertilizer to reach the root zone of the turf.
  - c. Updated information regarding the collection policy was distributed to owners.
  - d. 2010 Management plan was provided.
  - e. ACC request for removing trees was approved for 14301.
  - f. 2009 Annual Financial Audit. A meeting has been scheduled with Jay Vandal on March 31, 2010 to provide all documents for auditing.
  - g. Compliance issues:
    - i. Letter was sent to Unit 4263 in regards to removing bird feeders from deck.
    - ii. Letter was sent to Unit 4202 in regards to removing pet waste from back yard.
    - iii. Letter was sent to 14313 in regards to constantly parking in visitor spot.
    - iv. Letter was sent to 14307 in regards to constantly parking in visitor spot.
    - v. Unit 14307 received letter in regards to maintaining their back deck and request to provide a copy of the lease agreement for their renters.
8. **Old Business**
  - a. Cottonwoods. Kunzman Tree Care will be completing the work in the park area by March 2<sup>nd</sup>, 2010.
  - b. 4250 144<sup>th</sup> LN SE. Home owner had previously reported damage to walkway as a safety concern. The board contracted Kunzman Tree Care to address the tree roots causing the damage and repair the sidewalk. All work has been completed.
  - c. Somerset Creek Entrance Sign. The board had previously requested Andreas to raise the entrance sign so that it would be visible from the street. All work has been completed.

- d. 4238 144<sup>th</sup> LN SE. Andreas was hired to modify the deck so the dryer vent could be accessible to be cleaned. Both the deck modification work and dryer vent cleaning have been completed.

**9. New & Unfinished Business**

- a. Rental Cap Amendment. A revised rental cap amendment was tabled. When this is finalized by our lawyers, it will be sent to all owners and a home owners meeting will be arranged to discuss and vote.
- b. Satellite Rules & Regulations. The board has reviewed the FCC rules and regulations and determined that our house rules are in compliance. Residents may not make any changes to the Common Areas/Limited Common Areas without prior Board approval. All approvals from the Board must be in writing. Changes include, but are not limited to: any changes in the landscape, fencing, patios and/or porches, screen/storm doors, attachments to the building. No work of any kind shall be done on the exterior building walls or upon the general or limited common areas by any unit owner. All such work is the responsibility of the Association. A link to the FCC rules has been posted to the Somerset Creek website.
- c. Window Replacement. King County provides a retrofit program for energy-efficient window upgrades. The board has asked Morris Management to provide a list of vendors who qualify for the King County upgrade rebate. The board will then meet with the window vendors to establish a standard window, which home owners may have installed at their own expense.
- d. Photocells. An electrician was called on site to survey photocells remaining life, map locations, and make recommendations on sodium lights. He reported that there are different types of photocells installed in the community. Each bldg has a photocell installed by electrical panel (on the side or in front); it was recommended to have some breakers and all photocells replaced. The existing high-pressure sodium lights on the property had different types of lamps which can be replaced with LED lights. The board asked Luiza for two detailed quotation for all work.
- e. Park Fence. The board asked Luiza to obtain a quotation from Emerald City Fence and Andreas for the work.
- f. 14317 and 14305. Both home owners previously reported excess water on walkways. The board approved Andreas's quotation to install drains on the appropriate walkways.
- g. Moss. The board asked Luiza to contact Legacy Roofing about the correct procedure to address moss on roofs.

The Board will meet next on Thursday, April 22<sup>nd</sup>.

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

Calley Copeland, Secretary.