

Somerset Creek Condominium Owners Association
Board of Directors Meeting
April 22nd, 2010
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)
 - Valerie Goulds (At-Large)
 - Luiza Limona (Morris Management)
3. The minutes of the meeting held on 02/25/2010 were approved.
4. **Homeowner Forum**
 - a. No Home owners present.
5. **Presidents Report**
 - a. No new business to report
6. **Treasurer's Report**
 - a. Somerset Creek will begin reserve study update for 2010. This will be a "level 3" reserve study.
7. **Managers Report**
 - a. Landscaping. Condos Landscaping completed annual core aeration.
 - b. Backflow Testing. Backflow testing of three assemblies required by the city of Bellevue was performed on April 16th, 2010.
 - c. Financial Audit: The 2009 annual financial audit was started on March 31st.
 - d. Compliance issues:
 - i. Letter was sent to Unit 14314 in regards to unauthorized roof project performed.
 - ii. Follow up was sent to unit 4203 144th in regards to siding project as no written response was received.
 - iii. Several letters were sent to offsite owners to request information on possible renters.
 - e. Delinquency issues:
 - i. No accounts in collection
8. **Old Business**
 - a. Cottonwoods. All work is now completed. 18 tree's are planted and chips have been provided for ground covering.
 - b. Park Fence. Emerald City Fence completed the fence installation along 142nd Street. Fence includes a vehicle gate and an arbor.
 - c. Photocells. Pyramid electric replaced all 6 photocells and the sodium light by 14301.
 - d. 14317 and 14305. Both home owners previously reported excess water on walkways. Andreas completed installation of additional drains at these locations.
 - e. Window Replacement. King County provides a retrofit program for energy-efficient window upgrades. Puget Sound Energy will perform a site survey on April 28th.
 - f. Rental Cap Amendment. A revised rental cap amendment was prepared by Leahy PS and distributed to all home owners.
9. **New & Unfinished Business**
 - a. Pressure Washing. The board has requested Andreas to pressure wash common areas in the community. The board will provide a list of areas to be washed.

The Board will meet next on Thursday, July 22nd. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.