

Somerset Creek Condominium Owners Association
Board of Directors Meeting
July 22nd, 2010
4255 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 04/22/2010 were approved.
4. **Homeowner Forum**
 - a. 14318 SE 42nd LN; Mud on fence / gutter clean / concerned about paint coming off in adjacent building, but it could be mildew / white car is a Honda Odyssey (Clay to send robot through the gutter for cleaning)
 - b. 14314 SE 42nd LN; All required forms have been submitted and approved. Legacy approved the work that was completed. Also drainage problem in the parking lot. The only issue with the pooling is when the drains get clogged with leaves.
 - c. 4203 144th LN SE; Owner sent letter dated May 12th to the board and wanted to ensure her issues were addressed.
5. **Presidents Report**
 - a. No new business to report
6. **Treasurer's Report**
 - a. Reserve Study will be signed and sent off.
7. **Managers Report**
 - a. Corporate Business ID: This was renewed by the Secretary of State in June of 2010.
 - b. Financial Audit: This was completed and provided to the board.
 - c. 14313: Affordable Handyman was contracted to repair exterior hose bibs.
 - d. 4224: Legacy Roofing performed roof inspection for possible leak in master bedroom. No leak was detected by Legacy Roofing.
 - e. Somerset Creek Sign Relocation: Andreas contracted to relocate the large Somerset Creek sign to the entrance of the community. New decorative panels will be installed.
 - f. Light Replacement: Andreas replaced several lights around the community.
 - g. Sprinkler Heads: Condo Landscaping was contacted to repair leaking sprinkler heads.
 - h. Compliance issues:
 - i. Letter was sent to Unit 14308 in regards to a bird feeder located on the patio.
 - i. Delinquency issues:
 - i. No accounts in collection
 - j. ACC Issues:
 - i. Response received from Unit 14314 in regards to unauthorized roof project performed. Hold Harmless Agreement was signed and provided to the board. The board thanked them for their cooperation.
 - ii. Follow up letter was sent to the owner of unit 4203 144th with regards to the hole which was cut in the siding to allow for additional insulation to be added into the walls. A hold harmless is required for the insulation work completed. A detailed response to the home owners complaints are as follows;

1. Heat Issues in garage. The board has considered her request and a formal response has been sent to the home owner.
 2. Cracks in Courtyard between Units 41 & 42. The board will perform a site inspection to determine if the cracks are in need of repair.
 3. Availability of pressure washer. The pressure washer is easily obtainable to all home owners. To reserve the pressure, home owners can either visit the website for reservation information or send an e-mail to board@somersetcreek.net. Specific home owners contacted us in regards to cleaning and the board has note of their plan. No request to reserve the pressure washer has been received from 4203.
 4. Park area project. The park area project was addressed at the annual general meeting and in board meeting minutes. The reason for the cottonwood tree project was due to safety and structural concerns. The project was conducted by a certified arborist, approved by King County, and included a reforestation plan. The project is complete.
 5. Park fencing. The fencing project was requested by several home owners for security reasons. The park fence project was minuted and discussed at the annual general meeting. Only projects greater than 5% of the reserve fund balance require home owner's approval. As a courtesy, the board discussed this project with home owners who attended the annual general meeting.
 6. Satellite dish on deck of unit 40. This satellite dish satisfies all Somerset Creek rules and guidelines. This also complies with all FCC regulations which are listed on www.somersetcreek.net.
 7. Barking dog at unit 44. The board will contact the owner in regards to the complaint of an unattended and barking dog.
 8. Unit 42 garbage cans stored outside. Issues such as this should be brought to the attention of Morris Management. Somerset Creek has never incurred any additional fees from our garbage service provider.
 9. Light bulbs being burnt out. Issues such as this should be brought to the attention of Morris Management. When contacting Morris regarding lights being burnt out, please provide specific addresses where lighting needs to be addressed. In addition to light bulbs being replaced, the association recently completed replacing all 18 photo cells on the property.
 10. Incident between a board member and a home owner. All parties have addressed this issue to their mutual satisfaction.
- iii. ACC form submitted by 14316 SE 42nd for additional ventilation in the attic and wrapping of pipes in the crawl space. The board reviewed the application and conditionally approved the ACC request subject to the home owners providing a warranty from the contractor and a Hold Harmless agreement.
 - iv. ACC was submitted by 14301 ST 42nd for installation of a handrail for entrance to the property. The board approved the installation of this handrail and thanked the owners for providing the appropriate documentation.
- k. Rental Issues:
- i. Rental inquiry letters were sent to the following addresses: 4205, 14307, 14313, 14311.
 - ii. Second Mailer on the Rental Cap Amendment was sent out to all owner units that did not submit their consent form. Currently, we have received 19 approvals and 5 disapprovals.

8. Old Business

- a. Window Replacement: The board met with Puget Sound Energy representative on April 28th regarding the window retrofit replacement. In his expert opinion, it was noted that the current windows are of high quality and meet or exceed all codes and regulations.

9. New & Unfinished Business

- a. Roof Moss: Moss removal was performed on June 22nd for the units on 42nd Lane. The board asked Luiza to receive a bid for all remaining roof moss.
- b. Fence Bark: Clay will ask Eli to have someone spread the bark under the fence.
- c. Siding Pressure Washing: The board asked Luiza to put the board in contact with a pressure washing company who specializes in complexes like Somerset Creek. The board would like to put a plan in place to get siding around Somerset Creek cleaned.
- d. Sign Relocation: Board asked Andreas to relocate solar light to new sign location. Also, Valerie will research the planting of shrubs and flowers in front of new sign.

The Board will meet next on Thursday, October 21st. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.