

Somerset Creek Condominium Owners Association
Board of Directors Meeting
October 21st, 2010
4225 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)
 - Theresa Murbach (Morris Management)
3. The minutes of the meeting held on 07/22/2010 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's 2010 reserve study update has been submitted to Reserve Consultants. Results from the reserve study will be discussed in depth at the next board meeting.
 - b. A 2011 draft budget was submitted to board for review reflecting a 2% increase in dues. The increase is a result of expected utilities increase only. The budget will be finalized at the next board meeting.
7. **Managers Report**
 - a. Final 2009 financial audit was received.
 - b. Fire Chief equipment performed testing and renewal for all 45 fire extinguishers on September 10th.
 - c. 2nd phase of roof moss removal was performed on August 26th.
 - d. Willard's Pest control removed wasp nest between 4227 and 4229. Dry wall repair was required for removal of the nest. This work was completed by Andreas on September 15th.
 - e. The annual general meeting will not be held at the Newport Library due to the construction project at the library. The board requested Morris Management to coordinate with Factoria Mall and the Methodist church for an early January meeting.
 - f. Compliance issues:
 - i. None to report
 - g. Delinquency issues:
 - i. No Accounts in collection.
 - h. ACC Issues:
 - i. 4203 Insulation: Incomplete ACC form received. A 2nd ACC form will be requested from the home owner.
 - i. Rental Issues:
 - i. Rental Cap Amendment: We have received 26 approved consents and 5 disapprovals.
8. **Old Business**
 - a. 4228 Sidewalk: Kunzman Tree Care completed all repairs.

9. **New & Unfinished Business**

- a. 4225 Rear Door: Home owner reported problems with rear porch door. Morris Management reviewed the damage with Construction Decision who provides architectural and construction management services to HOA and condominium associations. It was determined that settling has caused the damage to the rear door. Proposals for a replacement door frame and door have been requested.
- b. 4203 Insulation: Construction Decision was asked to provide a detailed report on potential damage cause by unauthorized insulation project. Construction Decision is not able to complete this request without a full engineering study. The cost for this study will be \$5,000.00.

The Board will meet next on Thursday, November 18th to approve the 2011 budget. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.