

*Somerset Creek Condominium Owners Association*  
Board of Directors Meeting  
March 7<sup>th</sup>, 2011  
4225 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 11/22/2010 were approved.
4. **Homeowner Forum**
  - a. 4254 144<sup>th</sup> LN – Owner John Schaecher presented Green Millennium's photocatalyst product as a possible moss treatment for the Somerset Creek siding. The moss treatment solution is being applied to the Washington State Capital building, as well as Safeco field. The board requested a quotation for the solution to be added to the north facing walls on the property.
5. **Presidents Report**
  - a. No new business to report
6. **Treasurer's Report**
  - a. The board approved the allocation of \$85,000 of reserve funds for a 5 year CD. The CD is offered by US Bank and offers a rate of 2.5% APY.
  - b. Reminder that on June 23<sup>rd</sup> 2011, the Somerset Creek Chase CD of \$90,000 will mature. It is recommended that the CD not auto renew. The board will vote on CD options before the maturity date.
7. **Managers Report**
  - a. Preparation for the 2010 financial audit has started. The 2010 tax return was filed with the IRS.
  - b. Several maintenance items were addressed by Andreas. All items were approved by the board. Items included replacing a light fixture, gutter repair, faucet repair, etc.
  - c. TC Quality completed pressure washing the siding within the community.
  - d. Andreas completed white fence pressure washing as budgeted.
  - e. Condos landscaping performed annual core aeration during mid February. Core Aeration reduces thatch and allows for air, water, and fertilizer to reach the root zone of the turf.
  - f. 2011 annual management plan was provided to the board.
  - g. Compliance issues:
    - i. A parking violation was mailed to 14313 (lot 6) for continuously parking in visitor parking.
  - h. Delinquency issues:
    - i. No Accounts in collection.
  - i. ACC Issues:
    - i. 4203 Insulation: the hold harmless agreement was provided by the owner.
  - j. Rental Issues:
    - i. Rental Cap Amendment: We have received 32 approved consents and 5 disapprovals. A total of 39 consents are required for amendment approval.

8. **Old Business**

- a. Rental Cap Amendment: A third rental amendment package was mailed to all owners who have not responded.

9. **New & Unfinished Business**

- a. 4255, 4224 & 4235 Roof Leaks: Home owners reported roof leaks. Legacy Group (Legacy Roofing) was contacted and repaired both roof leaks.
- b. 4226 Roof Leak: Home owner reported a roof leak to Morris Management. Repair will include removing entire valley and install new shingles on both sides of the valley to ensure water tightness. This project was approved and performed by Legacy.
- c. Tree Removal: A tree was reported down on site next to 14310 SE 42<sup>nd</sup> Lane. Kunzman Tree Care was contacted to remove the tree and repair the fence.
- d. 4255 Mice: Home owners reported catching multiple mice in both the attic and basement. The board requested that Willards Pest perform a thorough building inspection to identify possible mice entrances.

The Board will meet next on Thursday, May 12<sup>th</sup>. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.