

*Somerset Creek Condominium Owners Association*  
Board of Directors Meeting  
May 12<sup>th</sup>, 2011  
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 11/22/2010 were approved.
4. **Homeowner Forum**
  - a. None present.
5. **Landscaping**
  - a. Eli informed us that Kunzman Tree Care is now offering landscaping services to condo associations. The board asked him to send a written proposal for consideration.
6. **Presidents Report**
  - a. No new business to report
7. **Treasurer's Report**
  - a. The pressure washing which was performed in March was coded under the cost center for general maintenance. The treasurer requests that Morris Management recode this as reserve expenditure.
8. **Managers Report**
  - a. Draft 2010 Financial Audit provided to the Board for review.
  - b. Condos Landscaping performed irrigation repairs in preparation for the summer and replacement of a hedge by main sign.
  - c. Always Testing was contacted to perform backflow testing inspection and testing per report received from City of Bellevue.
  - d. Insurance Certificate for Flood Insurance renewal was received.
  - e. Gutter at unit 46 that was damaged by Allied/Waste management truck was repaired by Western Exterior Maintenance. Allied Waste Management has been invoiced for repair cost.
  - f. Downspout at unit 1 maintenance was performed.
  - g. Received proposal from Cascade Spray Service for annual tree and shrub spraying.
  - h. Compliance issues:
    - i. Unit 6 received parking violation fine assessed to owner's assessment.
  - i. Delinquency issues:
    - i. No Accounts in collection.
  - j. ACC Issues:
    - i. None to report.
  - k. 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.
9. **Old Business**

- a. Units 18-22: Willard Pest control was contacted for pest control inspection at unit 18-22. Inspection was performed for the entire building and we are waiting for the inspection report.

#### 10. **New & Unfinished Business**

- a. 4221 Emergency Light: It has been reported that the emergency light is not working properly. The board request Andreas to replace the light.
- b. Curb Repair: The curb in the visitor section on 144<sup>th</sup> LN SE is damaged. The board request Andreas to perform the necessary repairs.
- c. 4204 and 4221 Sidewalk & Stair Repair: The concrete stairs at 4204 and the sidewalk at 4221 have sustained damage due to settling. Rainier Asphalt was contacted to provide bids for repairs. Vendor unable to provide bids for concrete and settling stair repairs. The replacement of pads was recommended. The board request Morris Management to seek alternative vendor bids for comparison purposes.
- d. Window Cleaning: The board had previously requested quotations to have all exterior windows in the complex cleaned. The board approved Puget Sound Window Maintenance to clean the windows in the amount of \$2,200.
- e. Landscaping: Eli told the board of a local nursery which is going out of business. To take advantage of the discounted items, the board asked him to procure, deliver, and plant tree's and vegetation in the park area, and in front of the Somerset Creek sign, and approved up to \$2,200 for this purpose.
- f. Somerset Grill Out: Join us on July 23<sup>rd</sup> for the 3<sup>rd</sup> annual Somerset Grill Out in the Park. We'll have burgers and dogs, and of course great company. The grill gets fired up at 3:00, so bring your family out.
- g. Unit 13 & Unit 12: The gutter on the back north side of unit 13 tilts away from the downspot and needs to be redirected. The board requests Andreas to fix this.
- h. Unit 12: Home owner reported that a bee hive on the back of the unit, and on the shingles towards unit 13, were never completely removed. The board requests Willards Pest Control to remove the bee hive.

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

Calley Copeland, Secretary.