

Somerset Creek Condominium Owners Association
Board of Directors Meeting
July 21st, 2011
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)
 - Luiza Limona (Morris Management)
3. The minutes of the meeting held on 05/13/2011 were approved.
4. **Homeowner Forum**
 - a. None present.
5. **Presidents Report**
 - a. No new business to report
6. **Treasurer's Report**
 - a. Legacy Roofing was recently purchased by America 1st Roofing. America 1st Roofing will not honor Legacy Roofing warranties. Due to this change, Somerset Creek has incurred unexpected roofing repair expenses year to date totaling \$5,485.12.
7. **Managers Report**
 - a. Final 2010 Financial Audit provided to the board.
 - b. Condos Landscaping repaired a sprinkler head by park.
 - c. Always Testing completed backflow testing inspection and testing per report received from City of Bellevue.
 - d. Andreas performed several maintenance repairs within the property such as: replacement of front porch post, tree trimming, curb repair by visitor spot. Pending items are: 4224 – exterior garage trim and damaged eaves, 4201- security light to be replaced, 4259 -deck structure proposal for repairs to structure).
 - e. Reapplication of moss on several locations was performed by Affordable Handywork.
 - f. Cascade Spray Service performed annual tree and shrub spraying.
 - g. Compliance issues:
 - i. 14312 SE 42nd (unit 47) received violation letter for lot needed to be maintained.
 - h. Delinquency issues:
 - i. No Accounts in collection.
 - i. ACC Issues:
 - i. None to report.
 - 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. Curb Repair: The curb in the visitor section on 144th LN SE is damaged. The board request Andreas to perform the necessary repairs.
 - b. 4204 and 4221 Sidewalk & Stair Repair: Rainier Asphalt is scheduled to perform landing repairs at Unit 4204 and the work should be completed on July 28th, 2011.
 - c. Window Cleaning: Window cleaning was completed by Puget Sound Window Maintenance.

- d. Landscaping: Kunzman Tree Care performed the planting of several tree's and plants in the park area.
- e. 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.
- f. 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.

9. **New & Unfinished Business**

- a. Pest Control Service – Due to a lack of service, the board request that our service contract with Willard's Pest Control be immediately terminated. Several pest control companies were contacted to provide proposal for pest services. "Stop Bugging Me" and "Sprague Pest Services" submitted proposals for review. The board approved the proposal by Sprague Pest Services, subject to clarification regarding the number of bait stations serviced monthly.
- b. 14306 SE 42nd Lane – Home owner requested trimming on the fir trees surrounding the unit. It was determined that the trees pose no threat to building and will be trimmed during the next routine tree service.
- c. Roof Repairs – The board request Morris Management to recommend new roofing repair service providers for consideration.
- d. Water Sprinklers – The board request a meeting with Condo Landscaping to discuss water efficiency. It appears that some areas currently being watered are receiving too much water. To conserve water and save the association on water expenses, an updated irrigation strategy is requested.
- e. Soliciting – Somerset Creek does not allow soliciting. Remember to not invite solicitors into your home. Please be watchful for strangers in the complex and report any suspicious activity to Luiza at Morris Management.
- f. It has been brought to the boards attention that a family without a home has recently been parking along SE 42nd Street. King County has been notified.

The Board will meet next on Tuesday, September 27th. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.