

*Somerset Creek Condominium Owners Association*  
Board of Directors Meeting  
September 27<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 07/21/2011 were approved.
4. **Homeowner Forum**
  - a. None present.
5. **Presidents Report**
  - a. No new business to report
6. **Treasurer's Report**
  - a. Reserve fund CD: Somerset Creek's reserve fund CD (...0322) with Chase bank matured on June 25<sup>th</sup>, 2011 with a balance of \$94,170.50. The funds were transferred to a new 84 month CD (...8592) with an APY of 2.5%. The new CD will mature on 06/27/2018.
  - b. 2012 budget preparation has begun. A draft 2012 budget will be presented for approval at the next board meeting.
7. **Managers Report**
  - a. 14314: Minor concrete repairs were performed by Cracked Concrete Pavers. The cracks were found to be a trip hazard.
  - b. Emergency light was replaced at 4201.
  - c. The board requests Andreas to install a mesh covering on a few specific gutter locations. Additionally, Andreas has been asked to repair several downspouts that are damaged on 144<sup>th</sup> to allow water to freely flow into the street.
  - d. Compliance issues:
    - i. 14312 SE 42<sup>nd</sup> (unit 47) received violation letter for lot needed to be maintained.
  - e. Delinquency issues:
    - i. No Accounts in collection.
  - f. ACC Issues:
    - i. None to report.
  - g. Rental Issues:
    - i. Rental Cap Amendment: We have received 34 approved consents and 5 disapprovals. A total of 39 consents are required for amendment approval.
    - ii. Luiza was asked to email the board with details of owners who have not replied.
8. **Unfinished Business**
  - a. Pest Control Service – Due to poor service, the board terminated our contract with Willard's Pest Control. After review, the board has selected Sprague Pest Services to replace them. <http://www.spraguepest.com/>
  - b. Curb Repair - Andreas replaced the curb for the visitor parking area adjacent to unit 35.
  - c. 4204 and 4221 Sidewalk & Stair Repair - Rainier Asphalt completed all concrete repairs at Unit 4204 and 4221.

- d. Unit 13 & Unit 12 – Andreas redirected the gutter on the back north side of unit 13 which was tilted away from the downspout.
- e. 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. Sprague Pest Prevention is addressing the issue.
- f. Water Sprinklers – Condogrounds landscaping was contacted to repair two irrigation zones. The timer was repaired and the irrigation system was properly reset.

**9. New Business**

- a. Roof Repairs – The board asked Luiza to recommend roofing repair companies for consideration and look into the possibility of roof warranties.
- b. 4252 - America 1 Roofing was contacted to make a roof repair. Minor interior repairs were requested by the owner to be completed by the association. The board asked Luiza to take pictures and discuss with a dry wall specialist what needed to be done and report back to the board.
- c. 4259, 4261, 4263 Decks – The decks at these units were found to be hazardous. The board asked Luiza to instruct the home owners to arrange for the necessary repairs.
- d. 4221 – Owner had requested concrete repairs to doorstep setting. Rainier Asphalt inspected the sidewalk and determined it was normal settling and did not pose a hazard. No further action will be taken.

The Board will meet next on Thursday, November 3<sup>rd</sup>. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.