

Somerset Creek Condominium Owners Association
Board of Directors Meeting
November 3rd, 2011
4255 144 LN SE
Bellevue, WA 98006

1. **Call to Order:** 7:00pm
2. **Attending**
 - Arnold Mannering (President)
 - Clay Copeland (Treasurer)
 - Calley Copeland (Secretary)
 - Luiza Limona (Morris Management)
3. The minutes of the meeting held on 09/27/2011 were approved.
4. **Homeowner Forum**
 - a. None present.
5. **Presidents Report**
 - a. No new business to report
6. **Treasurer's Report**
 - a. 2012 budget was presented to and approved by the board. The budget reflects a 1% increase in dues. The only budgeted items to increase from 2010 were utilities.
7. **Managers Report**
 - a. Compliance issues:
 - i. Non to report.
 - b. Delinquency issues:
 - i. No Accounts in collection.
 - c. ACC Issues:
 - i. None to report.
 - d. Rental Issues:
 - i. Rental Cap Amendment: We have received 35 approved consents and 5 disapprovals. A total of 39 consents are required for amendment approval.
8. **Unfinished Business**
 - a. None Discussed.
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. AGM – The Annual General meeting has been set for Tuesday, January 24th at the Newport Way Library.

The Board will meet next on Tuesday, January 24th. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.