

Somerset Creek Condominium Owners Association
Board of Directors Meeting
March 27th, 2012
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)
 - Luiza Limona (Morris Management)
3. The minutes of the meeting held on 11/03/2011 were approved.
4. **Homeowner Forum**
 - a. None present.
5. **Presidents Report**
 - a. No new business to report
6. **Treasurer's Report**
 - a. Leaf Removal: Board decided to cancel the contract for this. This will save the association \$7,000 annually.
 - b. Reserve Study: For 2012, a full reserve study is required. The Board asked Luiza to start the reserve study process.
 - c. Asphalt Sealing: The reserve study budgets for asphalt repair and sealing this year. The board will consider this after the reserve study is completed. If it is considered necessary to do it this year, Luiza will ask Seal Pro and one other company to submit bids.
7. **Managers Report**
 - a. Condos Landscaping performed annual core aeration. Core aeration reduces thatch (thatch - the layer of dead and living stems, roots built up on lawn) while it opens the way for air, water and fertilizer to reach the root zone of the turf.
 - b. Condos Landscaping was contacted to check on cherry tree falling at 4202. It was determined that the tree is owner's responsibility.
 - c. Jay Vandal, CPA completed Tax return form and mailed it to IRS.
 - d. Insurance renewal from Great American effective 3/31/12 including the Flood Insurance policy Renewal. There is very little change from the previous policy; and it has a \$1,000,000 loss limit, but the premium has increased by \$100 to \$5,590.
 - e. Received flier from Bellevue Fire Department regarding Fire Code Section requirements for smoke alarm detectors. Fire Prevention Code was unclear on the condos requirements. Our understanding is that rental units may need smoke alarm detectors. Luiza was asked to obtain clarification of this.
 - f. Rental cap Amendment - All consents were sent to attorney's office to start process for the recording of the Amendment. A draft amendment will be provided for board review.
 - g. Andreas is working on deck replacement project at four units. Work is more than 80% completed. Luiza was asked to inform Andreas that the balance of work must be completed by April 15th. In addition, he completed replacement of lights at 14306, 4257, 14310. He also removed a tree that fell in the park, after the winter storm.
 - h. Renewed the Towing contract with Road One-West.
 - i. Andreas purchased gravel for 4221 and will do the work as soon as there is a period of dry weather.
 - j. Sprague pest Control was asked to spray around unit 4225.

- k. Compliance issues:
 - i. None to report.
 - l. Delinquency issues:
 - i. No Accounts in collection.
 - m. ACC Issues:
 - i. None to report.
 - n. Rental Issues:
 - i. None to report.
8. **Unfinished Business**
- a. Roof Repairs – The board had asked Luiza to recommend roofing repair companies and look into the possibility of roof warranties. However, it was decided that roof warranties are impractical.
9. **New Business**
- a. Unit 51; The board discussed the inspection report received from new home owner.
 - b. Unit 24; Owner asked the board to paint the hand rail beside steps due to rusting. It was determined that this is limited common element area and the responsibility of the home owner.
 - c. Fire lane painting; Painting of the fire lanes will be done when the parking lot is sealed. During the reserve study for 2012, the reserve consultant will determine if the parking lot needs sealing this year. The board will review the fire lane painting after receiving the reserve study.
 - d. Crime prevention; The board discussed methods to raise awareness of crime prevention in the community. Crime prevention information has been posted to www.somersetcreek.net.
 - e. Unit 11; Owner requested that the board consider installation of motion lights across the bridge. The board discussed the request and decided that this was impractical.
 - f. Construction on 42nd Lane; The board considered whether the construction started on 42nd lane is a possible encroachment into the association's property. Luiza will request copies of all permits from City of Bellevue, Code Enforcement Unit.
 - g. Tree Trimming; The board received a bid from Kunzmann Tree Care for tree trimming and planting. The proposal was approved.

The Board will meet next on Tuesday, May 15th. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.