

*Somerset Creek Condominium Owners Association*  
Board of Directors Meeting  
May 15<sup>th</sup>, 2012  
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)
  - Luiza Limona (Morris Management)
3. The minutes of the meeting held on 03/27/2012 were approved.
4. **Homeowner Forum**
  - a. None present.
5. **Presidents Report**
  - a. No new business to report
6. **Treasurer's Report**
  - a. Asphalt Sealing: It was determined that Somerset Creek should reseal the asphalt on schedule for 2012. Seal Pro will do a site visit to determine the scope of repairs to be made to the roads in the complex.
7. **Managers Report**
  - a. Unit 35 – This unit has sustained water damage. Morris Management is coordinating with CAU, SERVPRO, and State Farm for repairs.
  - b. Fence Damage - The perimeter fence in our park area sustained damage by a vehicle from the library parking lot. Andreas will be asked to repair the damage at the vehicle owner's expense.
  - c. Flood Insurance – Somerset Creek flood insurance was renewed with Great American Insurance Group.
  - d. Unit 9 – The installation of the river stone under the fence at this unit was performed by Andreas.
  - e. Unit 11 – Sprague Pest Control was requested to spray the building around unit 11.
  - f. Compliance issues:
    - i. Several rental inquiry letters were sent to all unit owners with alternate addresses to ensure that we have a complete list of rental units.
    - ii. Unit 33 received a fine for continuously parking in visitor parking.
  - g. Delinquency issues:
    - i. No Accounts in collection.
  - h. ACC Issues:
    - i. None to report.
  - i. Rental Issues:
    - i. None to report.
8. **Unfinished Business**
  - a. Rental Cap – All consents were sent to the attorney's office for recording the amendment. The signed document was recorded on April 27<sup>th</sup>, 2012.
  - b. Fire Lane Painting – Fire lane painting will be completed with the parking lot sealing. This will be included in the parking lot sealing cost.

- c. Smoke Alarm Regulation – The state of Washington has proposed legislation which would require smoke detection devices to be installed inside the bedrooms of all dwelling units. Currently, this is a proposed rule that would take effect in 2013 if approved. For more information, please reference the following links;
  - i. Washington State RCW43.44.110
  - ii. International Fire Code Section 4603.7 (2009 edition)

**9. New Business**

- a. Community Grill Out – The 2012 Somerset Creek Community grill out will be held on July 21<sup>st</sup>, from 3:00 pm till dark.
- b. Hand Rails – The board approved the painting of those white hand rails which were installed by the developer.
- c. Landscaping Beautification – Bids are being obtained for decorative bark in the park area.

The Board will meet next on Tuesday, July 25<sup>th</sup>. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.