

Somerset Creek Condominium Owners Association
Board of Directors Meeting
July 24th, 2012
4255 144 LN SE
Bellevue, WA 98006

1. **Call to Order:** 7:00pm
2. **Attending**
 - Angela Mashlan (Vice President)
 - Clay Copeland (Treasurer)
 - Calley Copeland (Secretary)
 - Luiza Limona (Morris Management)
3. The minutes of the meeting held on 05/15/2012 were approved.
4. **Homeowner Forum**
 - a. None present.
5. **Presidents Report**
 - a. No new business to report
6. **Treasurer's Report**
 - a. Reserve Study: The 2012 full reserve study draft has been received. Luiza and Clay will review in detail for a full report.
 - b. 2012 Audit: The financial auditor has requested Chase bank statements in order to complete the 2011 audit. 2011 ending bank statements were provided to Luiza.
7. **Managers Report**
 - a. Unit 35 – This unit sustained water damage in April. Morris Management will make payment of invoices received from the vendors hired by owner, up to the amount received from CAU.
 - b. Unit 48 – irrigation box was repaired. The unit had failed and was causing several issues regarding irrigation.
 - c. Deck Repairs – Deck repairs are scheduled to be completed by 7/27/2012. Painting will be completed by 7/27/2012, weather permitting.
 - d. Pressure Washing – Andreas completed pressure washing of sports court and picnic area prior to the 2012 community grill out.
 - e. 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.
 - f. Delinquency issues:
 - i. No Accounts in collection.
 - g. ACC Issues:
 - i. None to report.
 - h. Rental Issues:
 - i. None to report.
8. **Unfinished Business**
 - a. Rental Cap Amendment – The amendment was recorded with King County records.
9. **New Business**
 - a. Hand Rails – The board previously approved the painting of those white hand rails which were installed by the developer. It has been determined that minor repairs are needed for several of the hand rails. The board asked Luiza to contact Affordable Handyman to complete the work.

- b. Yard Maintenance – The board has received several complaints regarding unmaintained front yards. Home owners are responsible for the up keep of the front yards. Please be respectful to your neighbors by maintaining clean, shared spaces.
- c. Asphalt and Resealing – Seal Pro has been selected to reseal the asphalt. This will take place at the end of July, or early August.

There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.