

Somerset Creek Condominium Owners Association
Board of Directors Meeting
October 24th, 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)
 - Luiza Limona (Morris Management)
 - Valerie Goulds (at large)
3. The minutes of the meeting held on 07/24/2012 were approved.
4. **Homeowner Forum**
 - a. None present.
5. **Presidents Report**
 - a. No new business to report
6. **Treasurer's Report**
 - a. 2013 budget was presented to and approved by the Board. The budget reflects a 1% increase in dues. The only budgeted items to increase from 2012 are utilities. No major reserve expenditures are planned for 2013.
7. **Managers Report**
 - a. Seal coating project was coordinated with Seal-Pro and project was completed. In addition to seal coating, several areas of asphalt were repaired, and the fire lanes were painted.
 - b. Moss removal treatment was performed by Affordable Handywork per contract.
 - c. Processed engagement letter for 2012 Financial Audit with Jay Vandal, CPA, PS.
 - d. Cascade Spray Service performed summer tree spraying for bugs.
 - e. Water damage CAU Claim no 72806 - Unit owner Betty Fladeger - payment was received from CAU. We will make payments to invoices received from the vendors hired by owner, up to the amount received from CAU.
 - f. Andreas completed replacing wooden railing at 4207.
 - g. Gutter at 4208 was cleaned by Clay.
 - h. Reserve Consultants provided Reserve Study performed with site inspection. Copies are enclosed.
 - i. Contacted Issaquah Glass for window glass replacement at 4259, 4221 and 4254 144th Lane SE. Issaquah Glass needs to coordinate with owners for replacement of the glass.
 - j. Received final Financial Audit for 2011.
 - k. Compliance & Rental 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. Site inspection attached.
 - iii. Received complete valid lease agreement for 4257 144th.
 - l. Delinquency issues:
 - i. No Accounts in collection.
 - m. ACC Issues:
 - i. None to report.
8. **Unfinished Business**

- a. Unit 35 – Home owner had reported water over flowing from the front door way gutter. The gutter was cleaned.

9. New Business

- a. Real Estate Signs – The board discussed the placement of real estate signs. The rules and regulations for the complex state that no “For Sale” or “For Rent” signs, advertising, personal signs, signals, or lettering shall be inscribed or exposed on or at any window, other part of the building or Common Area, without prior permission of the Board of Directors.
- b. Unit 9 – Home owner has reported window failures. Andreas will perform a window inspection and appropriate repairs will be arranged.
- c. Unit 46 - Home owner has request additional lighting along street. After consideration, it was determined that there is no access to electrical power in the area described. At this time, there are no plans for additional lighting along SE 42nd Street.
- d. Tree Trimming – Several trees around the buildings are in need of pruning. KTC will be on site on 10/26/2012 for tree work and will perform the service.
- e. Annual General Meeting – The AGM will be held on Monday January 7th at 7:00 pm, at the Newport Way Library.
- f. Next Board Meeting – The next board meeting will be held on Tuesday, January 15th, 2013.

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

Calley Copeland, Secretary.