

PRESIDENTS REPORT FOR 2012

I APPRECIATE SO MANY OF YOU ATTENDING THE ANNUAL GENERAL MEETING SO THAT TOGETHER WITH THE PROXIES WE HAVE A QUORUM . IT IS FORTUNATE THAT WE SCHEDULED IT FOR TONIGHT AND NOT FOR LAST TUESDAY. WE WERE ALSO FORTUNATE THAT WE DID NOT SUFFER FROM POWER FAILURES OR TREE DAMAGE.

AS USUAL I WOULD LIKE US ALL TO INTRODUCE OURSELVES STARTING WITH THE BOARD. I AM ARNOLD MANNERING, THE BOARD PRESIDENT, I AND MY WIFE HAVE LIVED IN SOMERSET CREEK FOR MORE THAN TWENTY YEARS.

THE BOARD MEMBERS WILL NOW INTRODUCE THEMSELVES.

LUIZA LIMONA IS OUR COMMUNITY MANAGER REPRESENTING MORRIS MANAGEMENT.

STARTING AT THE BACK WOULD YOU PLEASE STAND UP AND TELL US YOUR NAME AND HOW LONG YOU HAVE LIVED IN SOMERSET CREEK.

DURING THE PAST YEAR THERE HAVE BEEN A NUMBER OF CHANGES OF OWNERSHIP AND SOME OF YOU MAY HAVE CHANGED YOUR VEHICLES. IF YOU HAVE NOT SENT THIS INFORMATION TO MORRIS MANAGEMENT PLEASE SEE LUIZA BEFORE YOU LEAVE. THIS INFORMATION IS VITAL FOR ALL OUR SECURITY.

BEFORE PRESENTING MY REPORT FOR THE PAST YEAR, I WANT TO EXPRESS MY THANKS TO A NUMBER OF PEOPLE. FIRST I WANT TO THANK THIS WONDERFUL TEAM WHO MAKE MY LIFE AS PRESIDENT SO EASY. IN PARTICULAR CLAY WHO NOT ONLY DOES SUCH A GREAT JOB AS TREASURER BUT CARRIES OUT A NUMBER OF TASKS AROUND THE COMPLEX SAVING US THE COST OF AN OUTSIDE CONTRACTOR. ALSO, LUIZA, FOR THE GREAT JOB SHE DOES AS OUR COMMUNITY MANAGER.

IN ADDITION, WE ARE VERY FORTUNATE TO HAVE THE SERVICES OF ANDREAS TO TAKE CARE OF ALMOST ANY PROBLEM WHICH ARISES IN THE COMPLEX AND ELI KUNZMAN THE ARBORIST WHO DOES SUCH A GREAT JOB.

RECENTLY, CLAY HAS UPDATED OUR WEBSITE. IT IS REALLY EXCELLENT AND I ENCOURAGE ALL OF YOU TO ACCESS IT ON A REGULAR BASIS AS THIS WILL KEEP YOU INFORMED REGARDING GARBAGE PICKUP DATES, CURRENT AND FUTURE PROJECTS, MINUTES OF BOARD MEETINGS AND VARIOUS OTHER ITEMS OF INTEREST.

I EXPECT THAT SOME OF YOU MAY HAVE QUESTIONS ABOUT MY REPORT AS WELL AS THE TREASURERS REPORT AND I WOULD APPRECIATE IT IF YOU WOULD SAVE THEM UNTIL THE END OF THE MEETING. AS IN THE PAST I WANT TO EMPHASIZE THE IMPORTANCE OF COMPLYING WITH THE BYELAWS IF YOU WISH TO MAKE CHANGES TO YOUR HOME. FIRST CHECK WITH LUIZA REGARDING THE CHANGES YOU WISH TO MAKE. THEN, IF NECESSARY, SUBMIT AN APPLICATION FORM WITH FULL DETAILS OF THE PROJECT, TOGETHER WITH DRAWINGS AND ANY NECESSARY PERMITS AS WELL AS A SIGNED FORM HOLDING THE ASSOCIATION HARMLESS IN THE EVENT OF ANY PROBLEMS ARISING FROM THE CHANGES. FAILURE TO DO SO MAY RESULT IN YOU HAVING TO MAKE GOOD WHATEVER CHANGES YOU HAVE MADE PLUS OTHER ADDITIONAL CHARGES. THE REASON FOR THIS IS THAT SO MUCH OF OUR PROPERTY IS HELD IN COMMON AND WE HAVE TO PROTECT THE INTERESTS OF ALL HOME OWNERS

EARLIER THIS MONTH WE FINALLY OBTAINED APPROVAL FROM 75% OF OWNERS FOR THE RENTAL CAP AGREEMENT AND I WANT TO THANK ALL OF YOU WHO GAVE YOUR APPROVAL AS THIS WILL BENEFIT ALL OWNERS.

WE ARE VERY FORTUNATE IN SOMERSET CREEK THAT DESPITE THE TOUGH ECONOMIC TIMES WE HAVE NOT HAD ANY FORECLOSURES NOR ANY DELINQUENCIES WHICH MAKES US ALMOST UNIQUE.

SOME OF YOU MAY HAVE NOTICED THE WORK THAT HAS BEEN GOING ON AT THE TOP OF 144TH LANE SE. THE DECKS OF FOUR HOMES HAD ROTTED BADLY AND BECOME A SERIOUS HAZARD. ANDREAS HAS BEEN REPLACING THESE DECKS TOGETHER WITH THEIR SUPPORTS AND STEPS. THIS IS ONE OF THOSE COPLICATED SITUATIONS WHERE THE INDIVIDUAL OWNERS AND THE ASSOCIATION WERE EACH RESPONSIBLE FOR PART OF THE COSTS.

WE ARE STILL GETTING COMPLAINTS FRM OWNERS ABOUT OTHER OWNERS PARKING IN THE VISITOR PARKING SPOTS. ONCE AGAIN I APPEAL TO THOSE OFFENDERS TO HAVE CONSIDERATION FOR ALL OTHER OWNERS AND POINT OUT THAT THEY ARE LIABLE TO BE FINED. ALSO, IN THIS REGARD WE WERE RECENTLY INSPECTED BY THE KING COUNTY AND CITY OF BELLEVUE FIRE DEPARTMENT WHO INSTRUCTED US TO INSTALL "NO PARKING" SIGNS ADJACENT TO ALL OUR FIRE LANES. PLEASE NOTE THAT IT IS A SERIOUS OFFENCE TO PARK AT THOSE LOCATIONS.

FOR SOME TIME WE WERE DISSATISFIED WITH THE SERVICE PROVIDED BY WILLARD PEST CONTROL. CONSEQUENTLY WE REPLACED THEM WITH SPRAGUE PEST CONTROL.

A NUMBER OF ROUTINE TASKS WERE CARRIED OUT DURING THE YEAR INCLUDING PRESSURE WASHING OF THE SIDINGS, TREE TRIMMING, REPAIRS TO FIRE LANE CURBS AND MOSS KILLER CONTROL. FINALLY, I WANT TO SAY HOW DELIGHTED I WAS TO SEE SO MANY OWNERS AND THEIR FAMILIES AT THE BBQ WE HELD AT THE SPORTS COURT DURING THE SUMMER AND A BIG THANK YOU TO CLAY, CALLEY AND VALERIE FOR MAKING IT SUCH A GREAT SUCCESS.

NOW I WILL CALL ON CLAY TO PRESENT THE TREASURERS REPORT