

Somerset Creek Condominium Owners Association
Board of Directors Meeting
March 21st, 2013
4229 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 10/24/2012 were approved.
4. **Homeowner Forum**
 - a. Unit 25; Leslie Rosenwald
 - i. Owner expressed concern regarding a recent letter she received requesting the owner improve the conditions of unit 25's front yard area. On March 8th, Morris Management performed a site inspection and noted over 20 areas in the Somerset Creek complex requiring attention. The intent of the letter was further explained.
 - ii. Owner requested that the association repair damage caused by previous rood leak to the paint in an upstairs bedroom. The roof leak was reportedly caused by a construction defect on the roof, concerning the improper installation of the flashing. As a result of the flashing, a water leak happened and caused paint damage to interior of room. Although interior repairs are the responsibility of the home owner, the board approved to repair the damage caused due to the improper installation of the flashing.
 - iii. Owner reported that the foundation in the units garage is cracked, which allows water to enter the garage area.
 - iv. Owner reported that the drainage outside of the garage door is not draining. Owner reported that water is pooling. The board will have this drainage monitored over the next month and address any necessary repairs.
5. **Presidents Report**
 - a. No new business to report
6. **Treasurer's Report**
 - a. No business to report.
7. **Managers Report**
 - a. Insurance Premium was renewed with Great American effective 3/31/13. The coverage limit remains the same with a \$1,000,000 loss limit, but the premium has increased by about 9% to \$6,074. This is the only market CAU had available to Somerset Creek for flood coverage outside of the National Flood Insurance Program.
 - b. [Affordable Handywork](#) performed white fences pressure washing.
 - c. Contacted Condo Landscaping to perform Core aeration (also known as cultivation) which reduces thatch in your lawn while it opens the way for air, water and fertilizer to reach the root zone of the turf.
 - d. Contacted American First roofing to repair leak from roof at unit 4226. Not a roof leak. Apparently, the issue is with ventilation inside attic.
 - e. Miller Roofing completed roof repair for damaged trim/fascia by units 4221 and 4234.
 - f. Downspout at 4221 was cleaned.

- g. Affordable Handywork repaired the fence between units at 14318.
 - h. Affordable Handywork perform electrical repairs to electrical panel for 4222.
 - i. Processed engagement letter for 2012 Financial Audit with Jay Vandal, CPA.
 - j. Reserve Consultants provided Reserve Study performed with site inspection.
 - k. Received final Financial Audit for 2011.
 - l. Tax return was prepared.
 - m. Compliance & Rental Issues:
 - i. None to report.
 - n. Delinquency issues:
 - i. No Accounts in collection.
 - o. ACC Issues:
 - i. None to report.
8. **Unfinished Business**
- a. Unit 35: Update on Somerset Creek COA CAU claim no: 72806 Our file: 19.001292, was provided to the board.
9. **New Business**
- a. Unit 41: Concrete repair proposals from Rainier Asphalt and Precision cutting for unit 41 were provided to the board for review.
 - b. Numbers and Lamps Replacement: The board is taking under consideration the replacement of the address numbers and lights on the garages. The board request proposals for consideration.

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

Calley Copeland, Secretary.