

Somerset Creek Condominium Owners Association
Board of Directors Meeting
May 9th, 2013
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)
 - Valerie Goulds (at large)
 - Luiza Limona (Morris Management)
3. The minutes of the meeting held on 03/21/2012 were approved.
4. **Homeowner Forum**
 - a. None Present.
5. **Presidents Report**
 - a. No new business to report
6. **Treasurer's Report**
 - a. April ended with a checking account balance of \$14,303.86. The balance includes \$4,523.96 in prepaid assessments and \$755.01 accounts payable, resulting in a cash balance of \$9,024.89 net available operating cash.
 - b. The member assessment receivable (delinquencies) are \$300.03. Total delinquencies of less than 5% of the annual budget are one of the indicators of a financially healthy Association. Currently Somerset Creek has a delinquency rate of 0.12%.
 - c. The replacement Fund balance is currently \$321,629.57. The budgeted Replacement Fund contributions are fully funded to date.
 - d. Tax Extension Preparation and draft financial audit were completed.
 - e. Accounts #18301 and #18302 on the balance sheet represent amounts due from the Replacement fund contribution account to the Operating. Treasurer to process the transfer.
 - f. The board formally approved a motion to request that Morris Management change the account bookkeeper effective immediately.
7. **Managers Report**
 - a. Affordable Handywork repaired fence between unit 14318 and the water spigot.
 - b. Luiza has been advising the unit owner at 14316 and EvictaQuick Company in their effort to evict their renter.
 - c. Luiza provided concrete repair proposals for unit 4203 to the board for review. Board made a motion and was approved to go ahead approve the proposal.
 - d. Luiza met Ridings Custom Painting regarding unit 4237 interior painting. Dean Ridings completed painting and minor repairs due to possible roof leak to 4237 per board's decision. Notice was sent to owner in response to her maintenance requests.
 - e. Luiza requested irrigation tech to decrease irrigation heads around unit 14317 due to drainage issues experienced in the past years.
 - f. Luiza received Draft 2012 Financial Audit from Jay Vandal, CPA and provided to the Treasurer for review for approval.
 - g. Fire Chief Equipment was contacted to replace the fire extinguisher cabinet at 14311 on April 8, 2013. Fire department was informed, project was completed.

- h. Luiza contacted Always Testing to perform annual backflow testing at the three irrigation meters at the community.
 - i. Site inspection, compliance and narrative work order reports were provided.
 - j. Compliance & Rental Issues:
 - i. None to report.
 - k. Delinquency issues:
 - i. No Accounts in collection.
 - l. ACC Issues:
 - i. None to report.
- 8. Unfinished Business**
- a. Numbers and Lamps Replacement; The board is planning to replace the address numbers and lights on the garages. A Puget Sound Energy rebate may apply and almost cover the cost of replacement.
 - b. Unit 41; Concrete repair proposals from Rainier Asphalt and Precision Cutting were previously provided to the board for review. The board approved the repair per Rainier Asphalt's proposal.
- 9. New Business**
- a. Unit 31 & 9 Garage Sale; Owners asked permission to hold a garage sale in early June. This was approved.
 - b. Entry & Park Plants; The board approved the purchase of plants and flowers for the park area and the entry signs. Valerie will coordinate.
 - c. Association Grill Out; The 2013 Somerset Creek Summer grill out will take place on Saturday, July 13th starting at 3:00 pm.

The next board meeting will take place on Thursday, July 11th, 7:00 pm at Unit 11. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.