

Somerset Creek Condominium Owners Association
Board of Directors Meeting
July 11th, 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 05/09/2013 were approved.
4. **Homeowner Forum**
 - a. None Present.
5. **Presidents Report**
 - a. No new business to report.
6. **Treasurer's Report**
 - a. Final 2012 financial audit was received from Jay Vandal, CPA.
7. **Managers Report**
 - a. Sidewalk repair for units 41 and 36 is scheduled for July 18th with Rainier Asphalt.
 - b. Renters at unit 45 were evicted. Morris Management is assisting the owner with a sale transaction.
 - c. Unit 16 requested board to address gutter cleaning issue and garage leak from outside. Gutter was repaired and front garage section was caulked by Alpha Construction.
 - d. Fire Chief Equipment replaced the fire extinguisher cabinet at unit 5.
 - e. Always Testing performed annual backflow testing at the three existing irrigation meters. Report was sent to City of Bellevue.
 - f. Report from PSE regarding the retrofit program for the association lights replacement project was received.
 - g. Condos Landscaping diagnosed and repaired an irrigation meter.
 - h. Dryer Vent Solution is scheduled to perform dryer vent cleaning in August.
 - i. Requested tech report from Sprague Pest Control due to rodent activity found on site.
 - j. Compliance & Rental Issues:
 - i. Written response was sent to unit 3 regarding maintenance items to be performed by association. Owner requested association to perform work in limited common areas, as well as interior unit. Request was denied and due determination letter was sent to owner.
 - ii. Several units received letters for parking violation and storage on decks and patios.
 - 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. The Puget Sound Energy rebate forms have been received. Lights and number styles will be suggested for the next board meeting.

9. New Business

- a. Unit 9; Home owner had a tankless water heater installed. This required a vent pipe to be installed through the roof. Home owner did not request approval and is in violation of the House Rules. Board requested the owner to disclose all product and service provider information. Additionally, the owner will be required to sign a Hold Harmless agreement for the entire roof of unit 9. This will remain in effect until the roofs are replaced in the future.
- b. 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, September 12th, 7:00 pm at Unit 11. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.