

Somerset Creek Condominium Owners Association
Board of Directors Meeting
September 12th, 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 07/13/2013 were approved.
4. **Homeowner Forum**
 - a. None Present.
5. **Presidents Report**
 - a. No new business to report.
6. **Treasurer's Report**
 - a. Coordinating with reserve analyst for the 2014 reserve Study report.
 - b. Received Final Financial Audit for 2012 from CPA.
7. **Managers Report**
 - a. Site inspection, work report, compliance report and financial narrative are enclosed.
 - b. Received information on water meter break by unit 14318. Contacted City of Bellevue Maintenance and the crew replaced the meter on September 11, 2013. However, a 1.5 inch pvc pipe was found broken by the crew and water was shut off. Plumber came on site to investigate the issue and we are coordinating for the replacement of the pipe for September 12, 2013. All owners affected by water shut off were contacted and informed about the issue.
 - c. Dryer Vent cleaning was performed by Dryer Vent Cleaning, LLC
 - d. We received report from PSE on retrofit program for the association lights replacement project. Recommendations on light fixtures were provided to the board. As soon as we know the order, will coordinate with vendor for replacement.
 - e. Contacted Condos Landscaping on additional trimming throughout the property.
 - f. Requested additional service day for Sprague Pest Control to review the rodent bait stations.
 - g. Compliance & Rental Issues:
 - i. None to report.
 - h. Delinquency issues:
 - i. No Accounts in collection.
 - i. ACC Issues:
 - i. None to report.
8. **Unfinished Business**
 - a. Numbers and Lamps Replacement: the board approved the Seattle lighting product number 426066. Model number 9711ES-2-78, Bronze. The association will offer home owners the option to purchase additional lights at the discounted price, and will cover the electrician expense associated with the installation.

- b. 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. The association has received the hold harmless agreement regarding the roof.

9. **New Business**

- a. For Sale Signs: The board approved the construction of white fence panels behind the Somerset Creek sign at the entrance of 144th LN SE. As part of the construction, for sale boxes will be placed on the driveway facing side of the panel. This provides a place for flyers for units that are for sale.
- b. Unit 31: Home owner provided an ACC form for the construction of a deck to be attached to the back of the unit. Drawings were provided and the board requested that Andreas review the drawings.

The next board meeting will take place on Thursday, November 14th, 7:00 pm at Unit 18. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.