

Somerset Creek Condominium Residents Association

Annual General Meeting

January 23rd, 2014

Newport Way Library

14250 SE Newport Way

Bellevue, WA 98006

1. Call to Order 7:00 pm
2. Luiza Limona stated that the owners present together with proxies constituted a quorum.
3. Approval of the Minutes of the Annual General Meeting held on 01/23/2013
 - a. Unit 49 Peer Marcher proposed acceptance of the minutes.
 - b. Unit 12 Nancy Stewart seconded the motion, which was passed unanimously
4. Reports of the Officers
 - a. President's Report
 - i. Resident Information Updates; Please provide any changes of vehicle information either to Morris Management through Luiza Limona or via the Somerset Creek web site, www.somersetcreek.net.
 - ii. Association ACC Request Documentation; Thank you to home owners who have submitted applications with full project details, drawings and necessary permits. It is important to comply with the bylaws due to the amount of common property on the Somerset Creek complex. All documentation and bylaws are in place to help protect the interests of all home owners.
 - iii. Parking; A reminder to all homeowners to review the rules and regulations regarding parking in visitor spots. Please inform the board of violators and include license plate numbers with your submission.
 - iv. Website; A reminder that the website contains information such as a community calendar, notice of events around the community, Board meeting minutes, etc. Please visit www.somersetcreek.net to view the community website.
 - v. Foreclosures & Delinquencies; No foreclosures or delinquencies to report.
 - vi. Maintenance Notes; During the past year all the white fences were pressure washed along the street. Also, tree trimming throughout the property was completed by Kunzmann Tree Care. We had two minor roof leaks which were repaired by Miller Roofing. A few units performed repairs inside their garages and attics to improve ventilation.
 - vii. Reserve Study; CEDCORE prepared an updated reserve study report.
 - viii. Insurance; We have renewed our insurance with Great American Insurance Group. The coverage limit remains the same with a \$1,000,000 loss limit, but the premium increased by 9% to \$6,074. This is the only flood insurance market available to Somerset Creek.
 - ix. Morris Management assisted one unit owner in the process to evict their renter.
 - x. Irrigation; As a proactive measure, we have asked Condo Landscaping to decrease the irrigation around unit 8 due to drainage problems.
 - xi. Fire extinguishers were inspected throughout the property.
 - xii. Annual backflow testing was done at the three irrigation meters.
 - xiii. Concrete repair was performed at two units.
 - xiv. Dryer vent cleaning was done throughout the property.
 - xv. Pest Control; We have renewed and improved the contract with Sprague Pest Control for ants, rodent activity, wasps and bees.
 - xvi. PSE Retrofit Program; The project will include the replacement of all wall lanterns at front doors and the front of garages, as well as light posts

throughout the property. The lights have been ordered as well as new numbers. The start date of the project will be announced.

xvii. For Sale Signs; The board approved the location for a post which will contain boxes for displaying flyers. After installation, no other "For Sale" signs will be permitted.

xviii. The summer grill party in July was a great success as usual.

b. Treasurer's report

i. For a detailed report, please reference the financial presentation.

ii. 2013 Budget Performance; A recap of the 2012 budget was presented. Water and Sewer were a combined 37% over budget. The increase is due to taxes imposed on the water and sewer as a result of Somerset Creek being annexed into the city of Bellevue. The 2013 allocation budget was \$247,171, including reserve contributions. Actual allocation was \$261,853.

iii. 2014 Budget Overview; The 2014 budget includes a 3% increase in dues to cover increased cost for utilities. In an effort to reduce water expenses, in 2014 Somerset Creek will reduce irrigation use and explore making the sprinkler system more efficient.

iv. Reserve Study Update; The "Reserve Fund" funds major maintenance, repair, and replacement of common elements, including limited common elements that will require major maintenance, repair, or replacement within thirty years. A fully funded reserve balance for Somerset Creek is \$923,860. As of 12/31/2013, Somerset Creek had a total of \$358,660 in reserves. Somerset Creek is currently 38.8% funded and is considered "Adequately Funded".

v. Reserves Funding; Somerset Creek is on track to be 50% funded in 2016, and 75% funded in 2020.

vi. Please reference the 2014 Budget handouts and presentation for more details.

5. Election of Directors

a. Open positions

i. The terms of Arnold Mannering and Valerie Goulds expired at this AGM. They both have agreed to serve for the 2014/2015 term. It was moved by Peer Marcher, seconded by Barbara Cowan, and passed to re-elect Valerie and Arnold.

6. Unfinished Business.

a. None to report.

7. New Business and Questions

a. Units 26 & 31 Water Main Covers; The home owners reported that the cover on the water main near their units, is sinking and is a safety hazard. The Board will check and take the necessary action to rectify the problem.

b. Unit 16 Sidewalk Slope; Home owner in Unit 17 reported that the sidewalk to the mailboxes at unit 16 is severely sloped and is a safety hazard when ice is present. The Board will check with Rainier Asphalt for possible solutions.

c. Unit 28 Water in Garage; The home owner reported that when it rains, water enters the garage from the building side. A possible fix would be to install a french drain. The board will review possible solutions.

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

Calley Copeland, Secretary.