

Somerset Creek Condominium Owners Association
Board of Directors Meeting
April 17th, 2014
Unit 18

1. **Call to Order:** 7:00pm
2. **Attending**
 - Arnold Mannering (President)
 - Angela Mashlan (Vice President)
 - Clay Copeland (Treasurer)
 - Calley Copeland (Secretary)
 - Luiza Limona (Morris Management)
3. The minutes of the meeting held on 02/06/2014 were approved.
4. **Homeowner Forum**
 - a. None Present
5. **Presidents Report**
 - a. No new business to report.
6. **Treasurer's Report**
 - a. Moss Treatment; cost has reduced over the past 3 years.
7. **Managers Report**
 - a. PSE Retrofit Program – Balance of lights expected mid-April.
 - b. Sprague Pest Control performed monthly rodent service.
 - c. Condogrounds landscaping performed core aeration system, per Management Plan.
 - d. Fire Chief Equipment replaced the glass cabinet for the fire extinguisher at unit 50.
 - e. Tax return form was prepared and was mailed to IRS. Working on 2013 Financial audit.
 - f. Roof moss treatment was completed by Affordable Handywork, per Management Plan.
 - g. Per Board's request, we received the gutter cleaning proposal from Affordable Handywork.
 - h. Coordinated with CAU to renew the property insurance.
 - i. Compliance & Rental Issues:
 - i. None to report.
 - j. Delinquency issues:
 - i. No Accounts in collection.
 - k. ACC Issues:
 - i. None to report.
8. **Unfinished Business**
 - a. Numbers and Lamps Replacement; The remaining lamps are due to arrive in April.
 - b. For Sale Signs; The Board approved the location for a post which will contain brochure boxes for displaying flyers. After construction is complete, no other "For Sale" signs will be allowed. The post will be installed before the end of April.
 - c. City Street Signs; 14304-14310 house numbers sign has been installed on 142nd Place SE.
 - d. Unit 13; Home owner reported that the steps at the entry of the unit are sinking. Rainier Asphalt provided a quotation for the necessary repairs. The board approved the repair.
 - e. Units 11 & 12; Rainier Asphalt performed concrete cracks repairs/replacement.
 - f. Sinking Water Meters; Several water meters are sinking. This is causing dirt and debris to fill the water meters. Condo Commercial Grounds Maintenance is coordinating on rising the two sinking water meters by the end of April. Quotation provided was for under \$500.
 - g.

9. **New Business**

- a. Sinkhole repair: Alpha Construction performed sinkhole repair and backfill. Large blocks and rocks were used to fill entire sinkhole.
- b. Irrigation: In an effort to reduce the water consumption by the irrigation system, the board has received a quote from Condo Commercial Grounds Maintenance for the replacement of the irrigation control units. Condo Commercial Grounds Maintenance will install new Rainbird Smart Controllers which come with mini weather stations that monitors rainfall and adjust the amount of irrigation needed. Each unit controls multiple zones, so specific areas can be adjusted as needed. All three controllers with installation total \$1,331.80, plus tax. The board approved this proposal.
- c. Unit 38: This home owner has placed a large amount of debris on the property which will need to be removed. Luiza to contact the owner.
- d. Unit 16: Several home owners reported that the sidewalk in front of the mail boxes is sloped and dangerous. Rainier Asphalt inspected the sidewalk, but cannot repair it without effecting the foundation of the attached garages. Luiza to request a report from Rainier.

The next board meeting will take place on Monday, June 2nd, 7:00 pm at Unit 18. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.