

Somerset Creek Condominium Owners Association
Board of Directors Meeting
June 2nd, 2014
Unit 18

1. **Call to Order:** 7:00pm
2. **Attending**
 - Arnold Mannering (President)
 - Angela Mashlan (Vice President)
 - Clay Copeland (Treasurer)
 - Calley Copeland (Secretary)
 - Valerie Goulds (Member at large)
 - Luiza Limona (Morris Management)
3. The minutes of the meeting held on 04/17/2014 were approved.
4. **Homeowner Forum**
 - a. Nancy from unit 12 reported that her garage siding needs pressure washing.
5. **Presidents Report**
 - a. No new business to report.
6. **Treasurer's Report**
 - a. No new business to report.
7. **Managers Report**
 - a. Sprague Pest Control performed monthly rodent service and quarterly perimeter spraying for ants.
 - b. Compliance & Rental Issues:
 - i. None to report.
 - c. Delinquency issues:
 - i. No Accounts in collection.
 - d. ACC Issues:
 - i. None to report.
8. **Unfinished Business**
 - a. Numbers and Lamps Replacement; Luiza will coordinate with Affordable Handyman for the installation of the lights.
 - b. Irrigation; Condo Commercial Grounds Maintenance installed the new Rainbird Smart Controllers (ESP-SMT) 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.
 - c. 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 by Affordable Handyman with the light installation.
 - d. City Street Signs; 14304-14310 house numbers sign has been installed on 142nd Place SE.
 - e. Units 11, 12 and 13; Rainier Asphalt will perform concrete repairs/replacement the week after July 4th.
 - f. Sinking Water Meters; Condo Commercial Grounds Maintenance completed the repairs to the sinking water meters.
9. **New Business**
 - a. Unit 3; A cease and desist letter was sent to unit 4202 regarding unapproved work in common areas and deck replacement.

- b. Unit 30; The board approve the installation of a tankless hot water heater.
- c. Window Cleaning; Due to several unexpected maintenance items, window cleaning will not be performed in 2014.
- d. 2014 HOA Grill Out; The 2014 Somerset Creek HOA Grill Out will take place on Saturday, July 26th.
- e. Landscaping Improvements; The board discussed various ways to improve the landscaping along SE 42nd Street, and will request bids for mulching the area.

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

Calley Copeland, Secretary.