

Somerset Creek Condominium Owners Association
Board of Directors Meeting
August 7th, 2014
Unit 11

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 06/02/2014 were approved.
4. **Homeowner Forum**
 - a. Nancy from unit 12 was present.
5. **Presidents Report**
 - a. Please note that Somerset Creek has experienced several unapproved modifications recently. Going forward, if home owners do not get board approval in advance, the home owners will be required to remove the modifications.
6. **Treasurer's Report**
 - a. No new business to report.
7. **Managers Report**
 - a. Compliance report, site inspection, work order and financial narrative we provided.
 - b. Sprague Pest Control performed monthly rodent service and quarterly perimeter spraying for ants. They were also requested to treat area around unit 30 for bees/wasps.
 - c. Affordable Handywork has repaired the damaged wire at units 9 through 13. Photocells were replaced as well. The cause of the lights not working was determined to be damage to the underground wire at unit 11, caused by the concrete repair.
 - d. Compliance & Rental Issues:
 - i. None to report.
 - e. Delinquency issues:
 - i. No Accounts in collection.
 - f. ACC Issues:
 - i. None to report.
8. **Unfinished Business**
 - a. Numbers and Lamps Replacement; All light fixtures were replaced by Affordable Handywork following the original list provided per Board's request. Morris Management is coordinating with the vendor to complete the final Application and send it to Ecova for PSE grant approval.
 - b. Unit 3; The board received a letter and completed ACC forms from Unit 3 regarding the unapproved landscaping work in common areas and deck replacement. The board unanimously approved the landscape tiering work that has been submitted in the ACC, subject to a hold harmless agreement. The board voted 4 to 1 to not approve the use of cedar trees and has offered to purchase the tree's from the home owner on or before November 1st. The board voted against funding for seeding the common area behind the unit. The board voted unanimously to approve the deck replacement work.
 - c. For Sale Signs; The post for "For Sale Flyers" has been installed. Please note that for sale signs are not allowed on the Somerset Creek property.

- d. Units 11, 12 and 13; Rainier Asphalt performed concrete repairs. Due to the unapproved work performed, damage was reported by home owners to several items including plants, fountains, siding damage, and electrical wiring damage. The project has been completed, but payment will not be made until we resolve the damage cause by Rainier Asphalt. A list of requests from owners has been provided to the Rainier Asphalt for review.

9. New Business

- a. Unit 23; Affordable Handywork will address several items including damaged siding and installing a French drain in common areas.
- b. Window Cleaning; Due to several unexpected maintenance items, window cleaning will not be performed in 2014.
- c. 2014 HOA Grill Out; The 2014 Somerset Creek HOA Grill Out took place on Saturday, July 26th. Thank you to all home owners who attended.
- d. House Rule #5; The board discussed the need for house rule #5 to be amended and state that real estate signs are not allowed on the property. "For Sale Flyers" are allowed in the flyer boxes which are located on the post on SE 42nd Street.
- e. Light Pole Paint; The board discussed the need to address the paint color on the light poles. The current color does not match well with the lights. The board will search for a better matching color, or a more preferable alternative.

The next board meeting will take place on Thursday, October 23rd, 7:00 pm at Unit 11. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.