

Somerset Creek Condominium Owners Association
Board of Directors Meeting
October 23rd, 2014
Unit 11

1. **Call to Order:** 7:00pm
2. **Attending**
 - Arnold Mannering (President)
 - Angela Mashlan (Vice President)
 - Clay Copeland (Treasurer)
 - Valerie Goulds (Member at large)
 - Luiza Limona (Morris Management)
3. The minutes of the meeting held on 08/07/2014 were approved.
4. **Homeowner Forum**
 - a. Eileen from unit 31 was present.
 - i. Eileen expressed concerns regarding a sprinkler head that was damaged behind the unit. It was recently replaced after it was reported that the sprinkler was flooding the back patio area. The new sprinkler head does not function properly. Luiza will inform the landscape company about this and it will be addressed during the spring irrigation inspection.
 - ii. Eileen also expressed concerns about the roots of the Lynden trees causing damage to the foundation of her home. There is no visible evidence of this. The association will have Eli Kunzmann, certified arborist, inspect the trees on his upcoming site inspection.
 - iii. Eileen reported that her garage has been hit by vehicles twice over the summer and request that the siding be repaired. The corner siding is common area and the board approved this repair.
 - b. Nancy from unit 12 was present.
 - i. Nancy reported that her garbage bin was taken by the garbage company. The board acknowledged that this is happening often this year and will request a quote to use the grey garbage bins from Republic, the garbage service provider. Currently, all home owners are responsible for their own garbage bins. If Somerset Creek uses the grey bins, the garbage company will replace at no cost.
 - ii. Nancy provided drawings for the expansion of her back patio area. The board approved pending the completion of the ACC form.
 - c. Valerie from unit 11.
 - i. Valerie requested approval for the installation of a tankless water heater system. All equipment will be installed by Puget Sound Energy. The board approved pending the completion of the ACC form and a hold harmless.
5. **Presidents Report**
 - a. No new business to report.
6. **Treasurer's Report**
 - a. 2015 Reserve study draft was received and will be reviewed.
7. **Managers Report**
 - a. Compliance report, site inspection, work order and financial narrative provided.
 - b. Sprague Pest Control performed monthly rodent service. The tech will replace bait stations at units 1 and 2.
 - 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; The final application was submitted to Ecova for PSE grant approval.
- b. Unit 3; The board received a letter in response to the board requesting that they remove the tree's planted along the fence. The board will request that Eli Kunzmann, certified arborist, inspect and make a recommendation.
- c. Unit 11; Affordable Handywork and McDonald Miller Electric have worked together to identify underground broken wire at 4225. The circuit affecting 4221-23-25 was separated and the connection was done to the individual electrical panel for 4225. The HOA will reimburse the owner of 4225 for \$15.00 each month for the electricity consumption for those exterior lights.
- d. Unit 23; Affordable Handywork completed several items including damaged siding and installing a French drain in common areas.
- e. 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.
- f. Light Pole Paint; The light poles were painted to the correct color by Calley.
- g.

9. New Business

- a. Unit 02; The board discussed the drainage issues reported at this unit. The board request that all overgrown plants be trimmed accordingly. Additionally, the board request that the curved pewter concrete edging be removed immediately to allow water to drain.
- b. Gutter Cleaning; Mike Rennie will not be available for gutter cleaning this year due to an injury. Affordable Handyman will complete the gutter and downspout cleaning.

The Annual General Meeting will take place on Tuesday, January 6th, 2015 at the Newport Way Library. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.