

Somerset Creek Condominium Owners Association
Board of Directors Meeting
February 3rd, 2015
Unit 12

1. **Call to Order:** 7:00pm
2. **Attending**
 - Arnold Mannering (President)
 - Angela Mashlan (Vice President)
 - Clay Copeland (Treasurer)
 - Nancy Stewart (Member at large)
 - Luiza Limona (Morris Management)
3. The minutes of the meeting held on 10/23/2014 were approved.
4. **Homeowner Forum**
 - a. Cathy from unit 23 was present.
 - i. Cathy asked for clarification regarding HOA responsibility on some rotting plywood located on the lower exterior wall of the garage. After reviewing images and determining the location, the board determined that repair of this item is the HOA's responsibility. This was caused by years of water draining into the garage wall. The water drainage issue was resolved in 2014. The wood will be repaired when the siding is replaced at a future date.
 - ii. Cathy also requested a long term lease waiver. According to the rental cap amendment 11.14.7.2.5, a "leasing window" is defined as a four year period of time during which leasing of a unit can occur. The board cannot approve this request per section 11.14.7.2, and 16.2.2.
 - b. Peer from unit 49 was present.
 - i. Peer discussed with the board the water damage recovery process. No board decisions were requested or provided.
5. **Presidents Report**
 - a. No new business to report.
6. **Treasurer's Report**
 - a. No new business to report.
7. **Managers Report**
 - a. Compliance report, site inspection, work order and financial narrative provided.
 - b. 2014 Financial Audit engagement letter was received from Jay Vandal, CPA. Jay will prepare the financial audit and tax return for the association by March 15, 2015.
 - c. Reserve Study report for 2015 was received. Per Board's request, the next reserve study will be completed by a different company.
 - d. Luiza is making arrangements with Condo Grounds Landscaping to perform core aeration for the community.
 - e. Luiza is working with CAU regarding the renewal of flood insurance.
 - f. Unit 48; Affordable Handywork replaced a damage gutter on the garage.
 - g. Unit 31; Affordable Handywork replaced damaged siding to the corner of the garage.
 - h. Compliance & Rental Issues:
 - i. None to report.
 - i. Delinquency issues:
 - i. No Accounts in collection.
 - j. ACC Issues:
 - i. None to report.

8. Unfinished Business

- a. Numbers and Lamps Replacement; An additional form was submitted to Ecova for the 2015 PSE grant approval.
- b. Unit 49; Luiza is coordinating with CAU regarding the water damage claim.
- c. Gutter Cleaning; Affordable Handyman completed the gutter and downspout cleaning in January.

9. New Business

- a. Unit 08; A roof leak was reported. Affordable Handywork coordinated with vendors and the board received three proposals for review. The board agreed that all buildings need to be inspected to determine if this is an isolated issue, or a construction defect. Clay and Mircea from Affordable Handywork will coordinate the inspection.
- b. Flood Insurance; Per Luiza's recommendation, the board requested additional quotations on flood insurance.
- c. Lattice Fences; Several of the white lattice fences around the property are deteriorating beyond repair. The board approved replacing the lattice fences with white vinyl fences. The board will request Affordable Handywork to submit a proposal.
- d. Unit 31; The corner of the garage has been hit by vehicles 3 times in 4 months. The board approved the installation of a commercial post on the corner of the garage to prevent vehicles/bikes/etc from causing damage to the siding.

The next board meeting will take place on Thursday, April 16th, 2015. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.