

Somerset Creek Condominium Owners Association
Board of Directors Meeting
June 4th, 2015
Unit 18

1. **Call to Order:** 7:00pm
2. **Attending**
 - Arnold Mannering (President)
 - Angela Mashlan (Vice President)
 - Calley Copeland (Secretary)
 - Clay Copeland (Treasurer)
 - Luiza Limona (Morris Management)
3. The minutes of the meetings held on 04/16/2015 and 04/21/2015 were approved.
4. **Homeowner Forum**
 - a. None Present
5. **Presidents Report**
 - a. No new business to report.
6. **Treasurer's Report**
 - a. Due to the recent notification that the HOA insurance coverage rates will increase by \$11,137 for this fiscal year, the board unanimously approved to pay this amount out of the reserve fund.
7. **Managers Report**
 - a. Compliance report, site inspection, work order and financial narrative provided.
 - b. Luiza will follow up on 2012-2014 Financial Audits done by Jay Vandal, CPA.
 - c. Fire extinguishers were inspected by Fire Chief and the certifications were renewed.
 - d. Sprague Pest Control performed monthly rodent service and wasps spraying.
 - e. Condo Grounds Landscaping have completed core aeration for the community with irrigation repairs to be completed shortly.
 - f. Backflow testing was completed per request from City of Bellevue Water Quality Division. Morris Management received confirmation form Always Testing that the test was completed and report was submitted to Water Quality Div.
 - g. Compliance & Rental Issues:
 - i. None to report.
 - h. Delinquency issues:
 - i. No Accounts in collection.
 - i. ACC Issues:
 - i. None to report.
8. **Unfinished Business**
 - a. Numbers and Lamps Replacement; The rebate approved to be paid to us is \$4,565.70. The Customer Acknowledgment section of the forms were signed and approved.
 - b. Insurance Rates; The board discussed ideas about how to minimize water damage moving forward. It is estimated that water from failing pipes, hoses, plumbing fixtures and appliances cause 65% of the property damage to community associations. The board will create a plan for minimizing water damage at Somerset Creek.
 - c. Drainage Issues; Affordable Handyman completed the hydro-jetting at units 5 through 8, and 31 through 34.
 - d. Unit 25 Water Drainage; Due to water drainage complaints from unit 25, the board approved the hydro-jetting of units 23 through 26 on Affordable Handyman's next visit.

9. **New Business**

- a. Speed bumps; A home owner inquired about placing speed bumps in Somerset Creek. Due to the cost associated with the project and difficulty of garage access, the board decided against this. The board will purchase "Kid Alert" signs for home owners with children per request. These are to be used only when kids are playing. We encourage parents to supervise children at all times in common areas, and to utilize the park for safety reasons.
- b. Unit 15 Garage Drainage; The home owner reported that after the sidewalk was repaired and stairs were added, water is not able to drain into the driveway. The result is that water is seeping into the garage, which will cause rotting over time. The board will contact Rainier Asphalt regarding cutting the corner of the step to allow water to drain. Additionally, a French drain will be installed to redirect the water into the driveway.
- c. Unit 48 Squirrels; The home owner reported that squirrels have made a home in the walls of this unit. Sprague Pest Control inspected this last week. The board asked Luiza to have Sprague address this issue, and have Sprague invoice the association.
- d. 2015 Grill Out; The 2015 Somerset Creek Association grill out will take place on Sunday, August 16th from 4:00 to 7:00.

The next board meeting will take place on Wednesday, August 12th, 2015 at unit 18. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.