

*Somerset Creek Condominium Owners Association*  
Board of Directors Meeting  
August 12<sup>th</sup>, 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 06/04/2015 were approved.
4. **Homeowner Forum**
  - a. None Present
5. **Presidents Report**
  - a. No new business to report.
6. **Treasurer's Report**
  - a. Reserve Study Contractors; The board decided not renew its contract with Cedcore. Luiza will request a proposal from Reserve Consultants LLC.
7. **Managers Report**
  - a. The 2011 final financial audits were delivered by Jay Vandal, CPA.
  - b. Sprague Pest Control have sprayed for bees and removed bee nests.
  - c. The Chimney Specialist have been scheduled to perform dryer vent cleaning on August 18<sup>th</sup>, 2015.
  - 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. Irrigation Repairs; Repairs were performed by Condo Landscaping, but there are still outstanding issues. The board will meet with Condo Landscaping to coordinate repairs.
  - 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 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. Clay to coordinate with Rainier Asphalt and Affordable Handyman to address the drainage problem.
  - e. Speed Bumps; The board had previously discussed the possibility of adding speed bumps to help with speeding cars. Luiza spoke with the Fire Marshall who stated that speed bumps are not recommended due to concerns for fire trucks ability to reach the homes unimpeded.

9. **New Business**

- a. Unit 15 Bee's Nest; A bee's nest was removed.
- b. Unit 35 Maple Tree; Home owner reported fallen branches from a maple tree behind the unit, and expressed concerns about the tree's health. Heritage Tree Care's arborist Eli Kunzmann inspected the tree and reported the branches that fell on Saturday were considered a random incident. The board will request a pruning to this tree at the time of the next tree service.
- c. Unit 1 Blackberry Bushes; The home owner reported that the blackberry bushes are overtaking the shrubs behind units 1 and 2. Luiza will ask Condo Landscaping to remove these overgrown blackberry bushes.
- d. Water Heater Replacement; The board was advised that having a documented process for water heater replacement will help with underwriters, but will have a minimal affect on the policy cost. As a result of the water damage sustained in the past 5 years, the board request that the insurance deductible be raised from \$5,000 to \$10,000. Luiza to contact CAU regarding making the necessary policy changes.
- e. On Site Maintenance; The board discussed hiring a full or part-time maintenance person to perform routine tasks. It was agreed that this could be beneficial and will discuss cost options.
- f. 2015 Grill Out; The 2015 Somerset Creek Association grill out will take place on Sunday, August 16<sup>th</sup> from 4:00 to 7:00.

The next board meeting will take place on Wednesday, October 14<sup>th</sup>, 2015 at unit 18. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.