

Somerset Creek Condominium Owners Association
Board of Directors Meeting
October 14th, 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 08/12/2015 were approved.
4. **Homeowner Forum**
 - a. Eileen S. from Unit 31 inquired about the following topics;
 - i. Eileen inquired about home owner involvement in the landscaping process. During the 2015 Annual General Meeting, the board asked for volunteers to work on a landscaping committee. One person volunteered and after several follow up inquiries by the board, no input had been given. As a result, the board met and discussed landscaping improvements with Condo Grounds. Condo Grounds has submitted a proposal for landscaping improvements and the board will review it during this meeting.
 - ii. Eileen inquired about who should home owners contact during a catastrophic event. Home owners should contact their own insurance providers first.
 - iii. A vehicle had previously damaged the corner piece to the garage of unit 31. This had previously been approved for repair, but the home owner notified the board that this had not been fixed. Luiza will request that Affordable Handyman make the repair. Planters have been ordered to be placed in front of this garage.
 - iv. Insurance Rate Increase. Eileen inquired about whether or not the association needs Earthquake and Flood insurance, and asked why the board did not involve the home owners to study the rate increase. The board is elected to handle such matters.
5. **Presidents Report**
 - a. No new business to report.
6. **Treasurer's Report**
 - a. Reserve Study Contractors; The board approved Reserve Consultants LLC to perform the reserve study.
7. **Managers Report**
 - a. Sprague Pest Control has performed their rodent inspection and treatment, per contract.
 - b. Water drainage issues were addressed by Affordable Handywork at units 15, 34, and 25.
 - c. The Chimney Specialist completed the dryer vent cleaning on August 18th, 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; Condo Grounds found the wires for zones 1,2 and 3 have been damaged. New wires will need to be run from the irrigation clock to valves along 42nd Street. The estimated cost is \$1,750.00 + tax. This was approved.
- b. Insurance Deductible; As a result of the water damage sustained in the past 5 years, the board previously requested that the insurance deductible be raised from \$5,000 to \$10,000. Luiza Contacted CAU to increase association deductible on property premium from \$5000 to \$10,000 per Board's approval. A new certificate of insurance was provided and a letter to all home owners will be mailed out.
- c. 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. Rainier Asphalt and Affordable Handyman completed repairs to address the drainage problem.
- d. Tree Removal and Trimming; The board approved Heritage Tree Care to perform tree removal and pruning around the complex totaling \$6,700 + tax.
- e. 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.
- f. On Site Maintenance; Tabled for discussion.

9. New Business

- a. Landscaping Improvements; The board approved a proposal submitted by Condo Grounds totaling \$13,781.58 + tax for lawn renovation and beautification. The work will be completed in the spring of 2016. An overview of the improvements will be provided at the Annual General Meeting in January 2016.
- b. Unit 2 Water Damage; The home owner reported water damage from a roof leak. After investigation by 2 contractors, Astoria Construction and Paramount Construction, it was determined that the damage was caused by siding flashing being damaged or improperly installed. Proposals were provided by Astoria Construction and Paramount Construction. The board approved Astoria Construction's proposal for \$4,375 + tax.

The next board meeting will take place on Wednesday, December 2nd, 2015 at unit 18. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.