

Somerset Creek Condominium Owners Association
Board of Directors Meeting
December 2nd, 2015
Unit 18

1. **Call to Order:** 7:00pm
2. **Attending**
 - Arnold Mannering (President)
 - Angela Mashlan (Vice President)
 - Calley Copeland (Secretary)
 - Clay Copeland (Treasurer)
 - Nancy Stewart (Member at Large)
 - Luiza Limona (Morris Management)
3. The minutes of the meetings held on 10/14/2015 were approved.
4. **Homeowner Forum**
 - a. None Present.
5. **Presidents Report**
 - a. No new business to report.
6. **Treasurer's Report**
 - a. 2016 Budget; The board approved an 8% increase in dues for calendar year 2016. The rate increase reflects a 41% increase for insurance, 4% increase for water and sewer, 2% increase for electrical, 2% increase for pest control, and 5% management fee increase.
 - b. Financial Report; Financial report for end of November 2015 was reviewed. A motion was made and unanimously approved to void all outstanding regular Replacement Fund Contributions for November and December 2015.
7. **Managers Report**
 - a. Luiza received the 2014 financial audits completed by Jay Vandal, CPA. The next audit will be performed by Andrew McAlister's offices.
 - b. Luiza received the reserve study report from Associated Reserves.
 - c. Compliance & Rental Issues:
 - i. None to report.
 - d. Delinquency issues:
 - i. No Accounts in collection.
 - e. ACC Issues:
 - i. None to report.
8. **Unfinished Business**
 - a. Numbers and Lamps Replacement; The credit from ECOVA was received in the amount of \$4,406.30.
 - b. Unit 15 Garage Drainage; The home owner reported that after the previous repairs were made to the drainage, water continues to seep into the garage during heavy rainfall. Affordable Handyman has been contacted to make further modifications.
 - c. Tree Removal and Trimming; Heritage Tree Care completed the tree removal of several Maples and Alders.
 - d. Unit 1 Blackberry Bushes; Condo Landscaping is to remove these overgrown blackberry bushes during the spring of 2016.

- e. Unit 31; A vehicle had previously damaged the corner piece to the garage of unit 31. The siding repair will be completed before 12/25/2015. Additionally, planters have been ordered to be placed in front of this garage to prevent further damage.

9. New Business

- a. Annual General Meeting; The annual general meeting will take place on Wednesday, January 6th, 2016 at the Newport Way Library. The meeting will start at 7:00 pm.
- b. Flood Insurance; The board discussed continuing flood insurance and will seek the guidance of an insurance broker.

The next board meeting will take place on Thursday, February 18th, 2016 at unit 12. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.