

Somerset Creek Condominium Owners Association
Board of Directors Meeting
February 15th, 2016
Unit 12

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 12/02/2015 were approved.
4. **Homeowner Forum**
 - a. None Present.
5. **Presidents Report**
 - a. No new business to report.
6. **Treasurer's Report**
 - a. Reserves CD; The US Bank CD ending in 2454 matured on 2/1/2016 with a final balance of \$95,990.79. The opening balance on this CD was \$85,000 in March of 2011. The funds were transferred to a new State Farm Bank CD with an APY of 2.2% and a maturity date of 2/8/2021.
 - b. Accounting; Somerset Creek has contracted with a new CPA, Andrew McAllister. The 2015 tax audit is prepared.
7. **Managers Report**
 - a. Compliance Report, rental log, site inspection, insurance letter, and the management plan were provided for the boards review.
 - b. Compliance & Rental Issues:
 - i. None to report.
 - c. Delinquency issues:
 - i. No Accounts in collection.
 - d. ACC Issues:
 - i. None to report.
8. **Unfinished Business**
 - a. Unit 15 Garage Drainage; Affordable Handyman has completed modifications to the storm water drainage and no further drainage issues have been reported.
 - b. Unit 1 Blackberry Bushes; Condo Landscaping is to remove these overgrown blackberry bushes during the spring of 2016.
 - c. Unit 31; A vehicle had previously damaged the corner piece to the garage of unit 31. The siding repair was completed and an additional planter has been placed in front of this garage to prevent further damage. Additional planters will be purchase in the spring of 2016 to replace damaged planters around the complex.
 - d. Unit 25 Drainage Modification; Affordable Handyman completed drainage repairs surrounding the garage.
 - e. Unit 2 Water Damage; Repairs were made to common area elements by a contractor hired by the home owner, without board approval. The home owner's legal representation is requesting the HOA reimburse the home owner for all expenses. The HOA will only reimburse the expense amount previously approved on Astoria Contruction's proposal fot

the common area elements. The repairs were inspected by Astoria Construction and no issues were found.

- f. Unit 2 Deck; The deck and attached steps at unit are in need of repair and currently are a safety hazard. Luiza will send a letter requesting that the necessary repairs are made.
- g. Unit 8 Drainage; Affordable Handyman has completed modifications to the drainage surrounding unit 8 and no further issues have been reported.
- h. Unit 9 Plant; A plant providing privacy to this unit was removed this summer after visible signs of decay. The board approved the home owners request to have a replacement plant be planted. Luiza will ask Condo Grounds to install the replacement plant.

9. **New Business**

- a. Unit 33 & 34 Drainage; Both home owners have reported an excessive amount of water in the crawl spaces. The HOA will evaluate the exterior drainage and make modifications or repairs as needed.
- b. Unit 23 Siding; The home owner reported a hole in the siding of the garage. Affordable Handyman completed the necessary repairs.
- c. Unit 34 Roof Leak; Home Owner reported a roof leak. Astoria Construction was contracted to make the necessary repairs.
- d. Insurance; The board request for Luiza to obtain quotes from both CAU and DMA for 2016 insurance rates.
- e. Insurance Deductibles; The board asked Luiza to send a letter to all home owners requesting proof of insurance. Each Unit owner shall obtain additional insurance respecting their apartment as per under RCW 64.32.220 and 64.32.010 (1) at his own expense; Each owner is hereby required to file a copy of such individual (HO-6 insurance policy) policy or policies with the Board.
- f. Rental Issues; The board has received notifications of possible rental units that have received approval from the board. Luiza will inquire with the home owners for verification.

The next board meeting will take place on Thursday, April 21st 2016 at unit 18. There being no further business, the meeting was adjourned at 8:25PM.

Calley Copeland, Secretary.