

*Somerset Creek Condominium Owners Association*  
Board of Directors Meeting  
April 21<sup>st</sup>, 2016  
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 2/15/2016 were approved.
4. **Homeowner Forum**
  - a. None Present.
5. **Presidents Report**
  - a. No new business to report.
6. **Treasurer's Report**
  - a. No new business to report.
7. **Managers Report**
  - a. Meeting with CPA was held on March 29<sup>th</sup> and the tax return extension was prepared and filed with the IRS on March 10<sup>th</sup>. A tentative tax payment of approximate \$1,200 was processed per tax return extension file.
  - b. Luiza met with the Bellevue Fire Department inspector on March 24<sup>th</sup> for an onsite inspection. The report stated the fire extinguishers needed renewal. This work was already scheduled for April 18<sup>th</sup> per the management schedule.
  - 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. Unit 34 Roof Leak; Home Owner reported a roof leak. Astoria Construction completed the necessary repairs.
  - b. Unit 6; It was previously reported that the existing renters had moved out. A letter was sent to the owner regarding the 90 day deadline to find a suitable renter to maintain rental eligibility.
  - c. Unit 33 & 34 Drainage; Both home owners have reported an excessive amount of water in the crawl spaces. The board received a proposal from Olympic Rockeries in excess of \$30,000. Due to the amount of the proposal, the board will seek a second opinion.
  - d. Insurance; The board approved the renewal of the Earthquake insurance and opted not to renew Flood insurance. Flood insurance would currently cost an additional \$9,000 annually.
9. **New Business**
  - a. Pressure Washing; The board approved Affordable Handyman to perform pressure washing of all buildings including the siding and fencing.

- b. Bridge Maintenance; The board approved Affordable Handyman to replace the “No-Slip” strips on the bridge.
- c. Unit 43; It was reported that a vehicle struck the corner of this units garage causing damage to the siding and the gutter downspout. The board approved Affordable Handyman to make the necessary repairs.
- d. Community Bylaws; The board reviewed the Bylaws and noted that several pages are missing from the official copies. The board and Morris Management will contact King County for an official copy.

The next board meeting will take place on Thursday, June 20<sup>th</sup> 2016 at unit 18. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.