

Somerset Creek Condominium Owners Association
Board of Directors Meeting
August 17th, 2017
Unit 18

1. **Call to Order:** 7:00pm
2. **Attending**
 - Calley Copeland (Secretary)
 - Clay Copeland (Treasurer)
 - Nancy Stewart (Member at Large)
 - Luiza Limona (Morris Management)
3. The minutes of the meetings held on 06/27/2017 will be approved at the next board meeting.
4. **Homeowner Forum**
 - a. Unit 23; Homeowner reported that water flowed into garage from parking lot during last rain. This was the first rain since the asphalt project. The board contacted Seal Pro and they will install a berm to prevent water infiltration.
5. **Presidents Report**
 - a. Not present.
6. **Treasurer's Report**
 - a. In July a total of \$13,751.80 in interest was withdrawn from the State Farm CD's to cover reserve expenditures.
 - b. The member assessment receivable (delinquencies) are \$0. Total delinquencies of less than 5% of the annual budget are one of the indicators of a financially healthy Association. Currently Somerset Creek has no delinquencies.
 - c. The Replacement Fund balance is currently estimated at \$475,729.52.
7. **Managers Report**
 - a. Andrew McAlister has started preparation for the 2016 financial audit. Meeting with bookkeeping department and manager took place, all invoices and requested documents were gathered and provided to Andrew McAlister, CPA.
 - b. Reserve Study Draft report for 2018 was prepared and received from Reserve Consultants representative, Denise Dana.
 - c. Condo Landscaping has performed minor items such as trimming around the complex.
 - d. A Tree has fallen over the creek near unit 4. Condo Landscaping quoted \$425.00 for removal. The tree will be removed this fall.
 - e. Sprague Pest Solutions removed the wasp nest at Unit 22 on 8/8/17.
 - f. Compliance & Rental Issues:
 - i. None to report.
 - g. Delinquency issues:
 - i. No Accounts in collection.
 - h. ACC Issues:
 - i. None to report.
 - i. Rental Status:
 - i. Somerset Creek is limited to 10 rental units. Currently, 7 units are rented.
8. **Unfinished Business**
 - a. Unit 31; Condo Landscaping will repair lawn behind unit 31. Two inches of topsoil will be applied to area, overseed and top dressed with peat moss for \$325. The project will start in approximately 6 weeks.

- b. Unit 32; Astoria Construction repaired the gutters and downspouts.
- c. Unit 33 Roof Leak; Astoria Construction is scheduled to install remaining insulation to 4226-4228 on August 23, 2017.
- d. Unit 34 Drainage; Affordable Handywork has reset sump pump level for drainage.
- e. Garage Door Painting; Due to additional reserve expenditures for the current year, garage door painting will be rescheduled for 2018 budget permitting.
- f. Exterior Light Outage; Affordable Handyman completed necessary repairs to common area exterior lighting. Luiza will ask Affordable Handyman to replace a faulty sensor on units 12 and 13.
- g. Unit 47 Deck Fence; Repairs have been completed.
- h. Driveway Repairs; Seal Pro has completed necessary repairs. Additional berms need to be installed at units 23 and 19.
- i.

9. **New Business**

- a. Unit 22; Astoria repaired the fascia board and roof damaged during the parking lot repairs.
- b. Unit 40; The board approved an owner submitted lease agreement. This unit is now a rental.
- c. Unit 31; Owner requested that an Aphids treatment be applied to the trees surrounding the unit. Luiza is requesting proposals from Condo Landscaping and TruGreen.

The next board meeting will take place on Wednesday, October 11th, 2017 at unit 12. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.