

Somerset Creek Condominium Owners Association
Board of Directors Meeting Minutes
April 3, 2018
Unit 18

1. **Call to Order:** 7:00pm
2. **Establish Quorum**
 - Arnold Mannering (President)
 - Angela Mashlan (Vice President)
 - Tiffany Reimer (Secretary)
 - Clay Copeland (Treasurer)
 - Luiza Limona (Morris Management)
3. **Board Minutes** – Board minutes from February 1, 2018 were approved.
4. **Homeowner Forum**
 - a. None Present
5. **Treasurer's Report**
 - a. No expenditures from the reserve year to date.
6. **Manager's Report**
 - a. Manager's narrative package was received.
 - b. Annual fire inspection completed by Fire Prevention representative from Bellevue FD on March 6, 2018. Deficiency report was received.
 - c. Property inspection of exterior areas completed April 2, 2018. Owners will be notified of areas that need to be addressed.
 - d. Property insurance renewal quotes were reviewed by the Board and DMA was approved for 2018-2019 insurance and earthquake coverage.
 - e. Compliance report: compliance report provided
 - i. None to report.
 - f. Delinquency issues:
 - i. No Accounts in collection.
 - g. ACC Issues:
 - i. None to report.
 - h. Rental Status:
 - i. Somerset Creek is limited to 10 rental units. Currently, 8 units are rented.
7. **Unfinished Business**
 - a. Bridge over creek - Bridge will be pressured washed and non-skid pads will be installed.
 - b. Lighting along the street - City of Bellevue will only install lights on existing power poles, which we do not have in the community. Flood lights were replaced on the side of Unit 47 and Unit 39 garages and an inventory of other lights will be made.
 - c. Arborist – No trees need to be trimmed for insurance purposes. Investigating quotes on general tree trimming.
 - d. Unit 8 - Water in crawl space: Three drainage and waterproofing contractors contacted to provide recommendations and proposals for crawlspaces drainage resolution to Unit 8 and Unit 7. Inspections will need to be scheduled with homeowners.
 - e. Unit 31- Drainage around garage: Affordable Handywork was contracted to address concrete slab along garage wall. Work still ongoing. Weather depending.
 - f. Unit 4 - Affordable Handywork was contracted to address repairs to common fence.
 - g. 2017 Tax return extension preparation is ongoing. CPA, Andrew McAlister, will prepare the extension by April 15 and start on 2017 financial audit.
8. **New Business**

- a. Started preparation for the 2019 reserve Study report.
- b. Unit 16 - Affordable Handywork was contracted to investigate leak. Water coming from gutter and pipe on roof. Minor repair was completed.
- c. Unit 21 - Affordable Handywork was contracted to investigate noise from gutter. No issue found.
- d. Unit 33 - SealPro was contacted to identify possible front door sinking and concrete issue. SealPro went on site, no sinking issue was found and concrete was found to be in acceptable condition.
- e. Unit 50 - Affordable Handywork was contracted to address repairs to light. Repair was completed.

The next board meeting will take place on Tuesday, June 26, 2018 at Unit 18. There being no further business, the meeting was adjourned at 8:00PM.

Tiffany Reimer, Secretary