

Somerset Creek Condominium Owners Association
Board of Directors Meeting Minutes
May 13th, 2019
Unit 18

1. **Call to Order:** 7:00pm
2. **A Quorum was Established**
3. **Board Minutes** – Board minutes from January 24th were approved.
4. **Homeowner Forum**
 - a. None Present
5. **Treasurer's Report**
 - a. None to report.
6. **Manager's Report**
 - a. Core aeration was completed by Condo Landscaping. Core aeration helps keep thatch under control.
 - b. Unit 39 - A final Cease letter for unapproved renter with a fine and opportunity to be heard.
 - c. Compliance report:
 - i. None to report.
 - d. Delinquency issues:
 - i. No Accounts in collection.
 - e. ACC Issues:
 - i. None to report.
 - f. Rental Status:
 - i. Somerset Creek is limited to 10 rental units. Currently, 8 units are rented.
7. **Unfinished Business**
 - a. Tree Trimming - Tree trimming proposal was received from Patriot Tree. The board will revisit tree trimming with an arborist.
 - b. Unit 8 - Water in crawl space: Three drainage and waterproofing contractors were contacted to provide recommendations and proposals for crawlspaces drainage resolution to Unit 8 and Unit 7.
 - c. Unit 7 - Affordable Handywork has been contracted to stain the new fence.
8. **New Business**
 - a. Insurance Renewal - The board approved insurance renewal using Philadelphia Insurance Companies for Property & Liability, Great American Insurance for Crime and Directors and Officers insurance, and Golden Bear Insurance for Earthquake. The renewal represents a minimal increase of just about 4%, or \$533.38.
 - b. Unit 35 - Affordable Handywork was dispatched to repair a broken pipe, which was leaking into the crawl space. All repairs are complete.
 - c. Pressure Washing - The board approved Affordable Handywork to perform pressure washing of white fences throughout the complex. Monument signs will be pressure washed as well.
 - d. Sink Hole - The board approved Affordable Handywork to construct a fence around the sink hole for safety reasons.
 - e. Sodium Light Replacement - Affordable Handywork has been requested to provide a proposal to replace the existing sodium lights with LED lights.

The next board meeting will take place on May 13th, 2019 at Unit 18. There being no further business, the meeting was adjourned at 8:00PM.

Danielle Brzusek, Secretary