

Somerset Creek Condominium Owners Association
Board of Directors Meeting Minutes
July 1, 2019
Unit 12

1. Call to order: 7:00pm
2. Quorum Established
3. Board Minutes - Board minutes from March 26, 2019 and May 13, 2019 are approved.
4. Homeowner Forum:
5. Treasure's Report:
 - a) Sink hole, drainage around building 7 and address catch basin "septic" system runs under street. All three projects approved by the board. Sink hole \$4,345.00, curtain drain \$7,683.50, and storm drain \$11,931.98
 - b) Moving from US bank to Pacific Premier bank for our operating account. Pacific bank has experience with HOA.
6. Manager's Report:
 - a) Received Reserve study proposal for Level 2 update study. Board approved three year Loyalty plan. This provides a cost savings of \$1,000.00.
 - b) Rafel Law group contacted to review governing documents regarding crawlspaces and garage responsibility.
 - c) Fire extinguishers are compliant. All 42 were completed.
 - d) Affordable Handywork completed pressure washing of white fences
 - e) Luiza is scheduling for Ben's Ever Ready to complete the renewal of 42 extinguishers due for an annual inspection. One extinguisher is due for a twelve year hydro test and three extinguishers are due for a six year breakdown.
 - f) Sprague Pest Control completed the perimeter treatment. They found rodent activity around 4226, 4263- 4255.
 - g) Additional bait stations were installed behind 4226 by Sprague Pest Control.
 - h) Sprinklers are being repaired by unit
 - i) Tree trimming will be completed by landscapers in the next few weeks
 - j) 2019 Insurance renewal
 - a) Compliance report:
 - a. None to report
 - b) Delinquency issues:
 - a. No accounts in Collection
 - c) ACC Issues:
 - a. None to report
 - d) Rental Status:
 - a. Somerset Creek is limited to 10 rental units. Currently, 8 units are rented.

7. Unfinished Business:

- a. Affordable Handywork was asked to provide a proposal to the board for replacing existing sodium lights with LED lights.
- b. Contacted seal pro to look at the cracks on the walkway
- c. Backflow testing will be scheduled
- d. Railings on bridge will be looked at.

8. New Business:

- a. Home owner of Unit 25 reported evergreen tree's overgrown and covering deck. Board will add this to the list for the tree trimming company to look at and provide recommendations.

The next board meeting will take place on September 16, 2019 at Unit 12. There being no further business, the meeting was adjourned at 8:20 PM.

Danielle Brzusek, Secretary