

Somerset Creek Condominium Owners Association
Board of Directors Meeting Minutes
Sept 16, 2019
Unit 12

1. Call to order: 7:00pm
2. Quorum established
3. Board Minutes - Board minutes from July 01, 2019 are approved.
4. Homeowner Forum:
5. Treasure's Report:
 - a) 2018 Tax return ready and signed
 - b) Financial audit ready
6. Manager's Report:
 - a) 2018 Tax return
 - b) Rafel Law Group analysis on Limited Common areas
 - 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. Summer Picnic
 - b. Tree trimming and pruning almost completed
 - c. Drainage project completed
 - d. Sink hole repair completed just need to be filled in with dirt
 - e. Affordable handywork to do list send out
8. New Business:
 - a. Asphalt repair 4207 (Seal Pro)
 - b. ACC request 4236 144th – French drain install
 - c. 2020 Budget preparation startup

- d. Discussion for board
 - i. Maintenance of deck and patios along with fencing that is part of deck painting and/or power washing
 - ii. Maintenance and power washing of front sidewalks-many of need of power washing. They are covered of moss which creates a dangerous slip and fall situation.
 - iii. Maintenance of front courtyards – many full of weeds, debris, etc. They need to be maintained for appearances to the complex.
 - iv. Reminder to keep garbage and recycle bins away from the planters and to be sure to put them away by Tuesday.
 - v. Crawlspace and interior part of garage responsibility of homeowner

The next board meeting will take place on November 11, 2019. There being no further business, the meeting was adjourned at 7:50 PM.

Danielle Brzusek, Secretary